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Eastfield Road



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£145,000



This charming terraced house, ideal for first-time buyers or investors, offers spacious reception rooms, two bedrooms, and outbuildings, all ready for renovation to create a personalized home, with the added benefit of a low-maintenance courtyard and affordable council tax band A.

- Key Features**
- Deceptively Spacious Cottage Property
  - Lounge & Dining Room
  - Kitchen
  - In Need Of Some Renovations
  - Large Master Bedroom
  - Cozy Second Bedroom

- First Floor Bathroom
- Outbuilding With Potential
- Low Maintenance Rear Courtyard
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Presenting for sale, this terraced house, a property that bodes an intriguing blend of character and potential. With a need for some renovation, this house provides a wonderful opportunity for first-time buyers and investors who are keen to imprint their personal touch on their new home.

This property cleverly exploits its terraced nature to offer a deceptively spacious interior. It features two welcoming reception rooms that are ripe for transformation. Whether you envisage a comfortable, cosy lounge for relaxing evenings or a lively, vibrant space to entertain guests, these rooms present a blank canvas for your creativity.

The house also boasts a kitchen, a key room that calls for your personal taste and style. Whether you fancy a modern, minimalist design or long for a rustic, country feel, this kitchen provides the perfect starting point for your culinary dreams.

The upstairs of this house features two bedrooms. The master bedroom, which is particularly vast, promises a tranquil retreat. The second bedroom, though smaller, nonetheless offers a cosy space for rest and relaxation. The property also comes with a first floor three piece suite bathroom, awaiting your inspiration to become a truly relaxing haven.

One of the unique features of this property is its outbuilding. This structures provide additional spaces that can be utilised for various purposes, from a home office, workshop to a hobby room or storage area. Or even the possibility of creating off road parking.

Outside, there is a low maintenance courtyard. This compact yet charming outdoor space is perfect for those who want to enjoy a breath of fresh air without the need for excessive gardening.

In terms of location, the property is ideally situated just out of the centre of the market town of Louth with nearby schools making it an excellent choice for families. Local amenities are within easy reach, adding to the convenience of living here.

The property benefits from full uPVC double glazing throughout and gas fired central heating. As well as falling under council tax band A, making it an affordable choice for those looking to manage their living costs effectively.

In summary, this terraced house is an opportunity not to be missed. With its need for some renovations, it offers the chance to create a truly personalised home. Its deceptively spacious interior, coupled with its unique features and excellent location, make it a perfect choice for first-time buyers or investors.

## Room Measurements

### Ground Floor

Lounge: 13'05" x 11'10"

Dining Room: 13'05" x 9'00"

Kitchen: 7'10" x 7'08"

### First Floor

Bedroom One: 16'02" x 12'00"

Bedroom Two: 9'04" x 9'00"

Bathroom: 7'11" x 7'08"

### Outside

Workshop: 13'01" x 12'02"

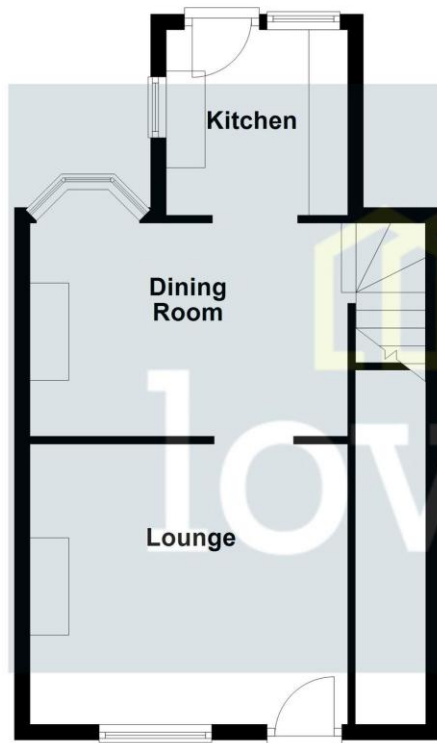
## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

### Ground Floor



### First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.



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