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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**131 Eastgate
Louth
LN11 9QE**

£479,995

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Property Description

NO ONWARD CHAIN – A handsome and beautifully presented Victorian townhouse occupying a highly convenient position in the heart of Louth, just a short walk from the town centre, shops and a wide range of local amenities. Dating from the 1850s, this impressive property combines attractive period architecture and original features with a comprehensive modern renovation, creating a superb family home. The property retains a wealth of Victorian character, including an attractive brick façade, slate-covered roof, striking double-height bay window and original sash windows. Fitted shutters further enhance the period appeal, while the rear windows have been replaced with timber double-glazed units. Internally, the spacious accommodation briefly comprises an entrance hallway, drawing room opening through to living room, ground floor WC and a particularly impressive open-plan family kitchen-diner situated to the rear. The kitchen provides an excellent modern family and entertaining space. To the first floor are five generous bedrooms, with one bedroom benefiting from an en-suite shower room, together with a further family bathroom. The property has undergone significant renovation in recent years and now provides modern, comfortable living while retaining its period charm. Heating has been upgraded, with the previous gas heating removed

and the property now benefiting from an all-electric Fischer heating system installed in 2026. Externally, the property enjoys a private and spacious garden, including a covered seating area, providing an excellent space for outdoor entertaining and relaxation. Beyond the garden is private parking for two vehicles, a valuable benefit for a town-centre property. No onward chain. An exceptional Victorian home offering generous family accommodation, character, modern improvements, private parking and a superb central Louth location.

Entrance Hallway

Entering the property reveals a further secondary glazed porch door which leads into the stunning entrance hall an electric radiator, superb tiled floor and access to the under stairs cupboard.

Living Room

17' 6" x 14' 4" (5.34m x 4.38m)

The living room has a bay window to the front elevation, an electric radiator and a carpeted floor. There is also a feature fire place.

Drawing Room

14' 10" x 14' 5" (4.51m x 4.39m)

The drawing room has patio doors to the rear garden, an electric radiator and laminate flooring.

Kitchen/Dining Room

33' 7" x 15' 3" (10.24m x 4.65m)

The kitchen-dining area has windows to the side elevation, patio doors to the rear garden, two electric radiators and laminate flooring. There is also a range of fitted units with a ceramic sink and drainer and plumbing for both a washing machine and dish washer. There is also a good space for a dining table and chairs.

First Floor Landing

The first floor landing has a carpeted floor and is split level with a secondary landing leading to 3 of the bedrooms.

Bedroom One

14' 3" x 10' 4" (4.34m x 3.14m)

Bedroom one has a bay window to the front elevation, an electric radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

14' 8" x 14' 2" (4.46m x 4.31m)

Bedroom two has a window to the rear elevation, an electric radiator and a carpeted floor.

Bedroom Three

10' 8" x 11' 9" (3.26m x 3.59m)

Bedroom three has a window to the rear elevation, an electric radiator and a carpeted floor.

En-suite

6' 5" x 3' 5" (1.95m x 1.04m)

En-suite for bedroom 3 comprises of a basin and a shower cubicle and has a window to the rear elevation.

Bedroom Four

9' 11" x 7' 7" (3.02m x 2.30m)

Bedroom four has a window to the front elevation, an electric radiator and a carpeted floor.

Study/Bedroom 5

9' 3" x 8' 5" (2.83m x 2.57m)

With a window to the side elevation, an electric radiator and a carpeted floor.

Bathroom

12' 11" x 8' 4" (3.94m x 2.55m)

The bathroom has two opaque windows to the side elevation, an electric radiator and laminate flooring. There is also a four piece

suite with a WC, basin, free standing bath and a walk in shower enclosure. The bathroom cupboard houses the electric Fischer boiler.

Outside

Outside The property stands in an elevated position above the road with steps leading up to the front garden, laid to tarmac path and lawn with brick-pillared front boundary with wrought iron railings and giving access down the side of the property to the rear garden. The rear garden is a delightful and private space having paved patio, ideal for al fresco dining, lawn to one side and raised, planted borders with good range of mature plants, bushes and shrubs. Down the side of the property is a timber-framed canopy providing shelter for al fresco dining and relaxing. High-level walled boundaries to both sides and fenced rear boundary with gated access into the gravelled parking area for two vehicles, having three storage lockers along the side. The property has right of way over the shared drive from Eastgate, giving access around to the rear. The outside of the property also benefits from outside lighting to the rear and the side.

Additional Information

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.





Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

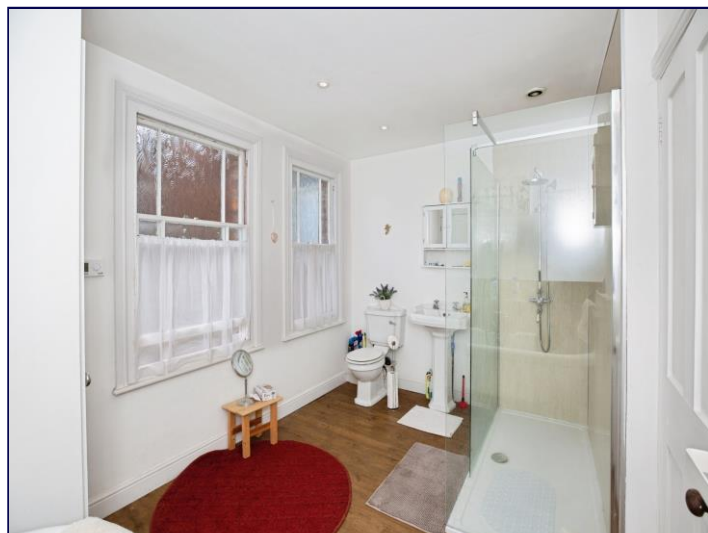
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

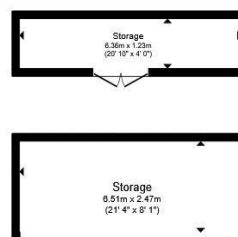
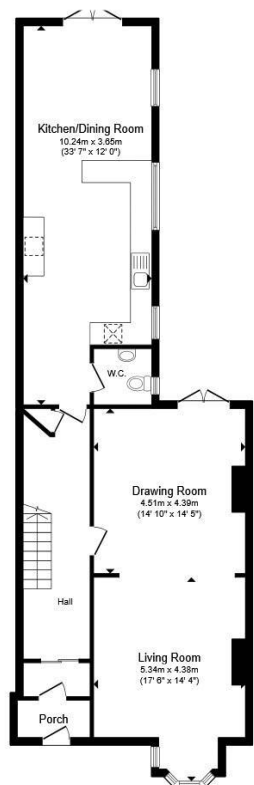
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor

First Floor

Outbuilding

Total floor area 187.5 m² (2,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

