CHOICE PROPERTIES
Estate Agents

75 Eastfield Road, Louth, LN11 7AP

Reduced To £130,000

NO ONWARD CHAIN Choice Properties are pleased to offer for sale this well-presented property, situated on a private road in the popular market town of Louth. The property benefits from new flooring throughout, a characterful reception room with a log burner, fitted storage and an enclosed courtyard garden. Conveniently located within easy reach of Louth town centre and its range of shops, cafés and everyday amenities, this property offers an appealing opportunity for a range of buyers.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Situated on a private road, this property offers well-presented accommodation, featuring a log burner, fitted storage and an enclosed courtyard garden. The accommodation comprises:-

Entrance
The entrance features a uPVC door, a smoke alarm and an open-plan layout leading directly into the kitchen.

Laundry Room
6'5" x 4'2"
The laundry room features a fitted worktop, plumbing for a washing machine and a Worcester gas combi boiler. The room also benefits from a window, extractor fan and radiator.

Kitchen
10'1" x 17'9"
The kitchen comprises fitted wall and base units with worktops, a stainless steel 1.5-bowl sink and drainer with mixer taps, and part-tiled walls. Integrated appliances include an oven, hob and filter hood. Further features include a window, radiator, telephone point and useful under-stairs storage, with stairs leading to the first floor.

Reception Room
9'9" x 17'3"
The reception room benefits from dual-aspect lighting, with a large window and a further smaller window. A log burner sits within a feature surround with a birch mantle, complemented by new carpeting, neutral walls and an upright radiator. There is also space for a small dining table, if desired.

Landing
2'8" x 2'6"
Access to both bedroom 1 and 2.

Bedroom 1
10'0" x 10'4"
Bedroom one features cream carpeting, white walls and fitted wardrobes providing useful storage. Further benefits include a radiator and access to the loft.

Bedroom 2
9'11" x 10'0"
Bedroom two continues the neutral décor of the first bedroom, with cream carpeting and white walls. The room also benefits from a window, radiator and useful fitted storage above the stairs.

Bathroom
14'4" x 4'0"
The bathroom comprises a four-piece suite including a panelled bath, hand wash basin, W.C. and new walk-in shower with a twin-head mixer. The room features part-tiled and part-panelled walls, a window, two extractor fans and a heated towel rail.

Garden
The property benefits from an enclosed courtyard garden, accessed through a gate.

Tenure
Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel .

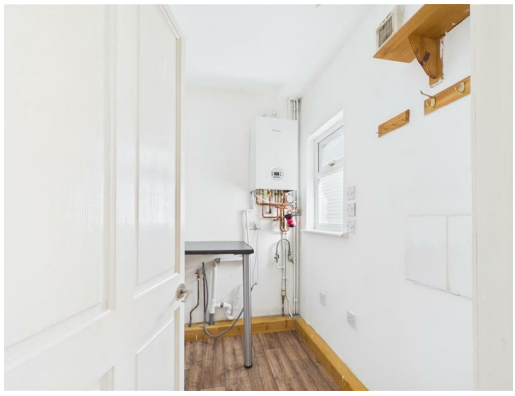
Opening Hours

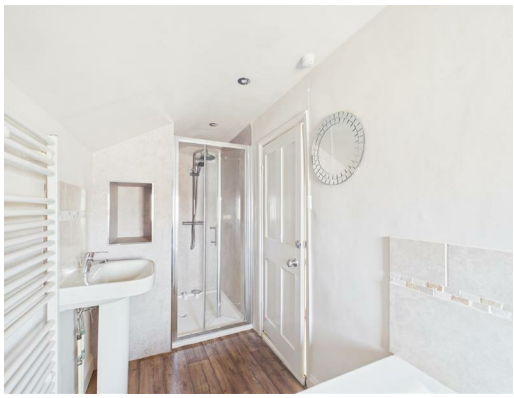
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

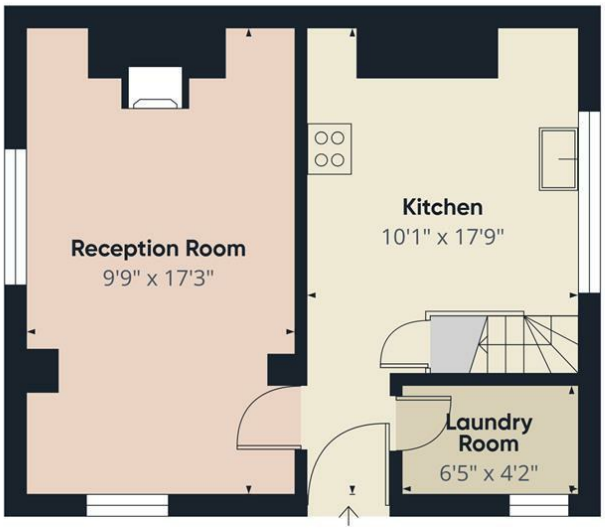
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0

Floor 1

Approximate total area(1)

599 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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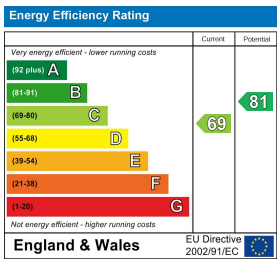
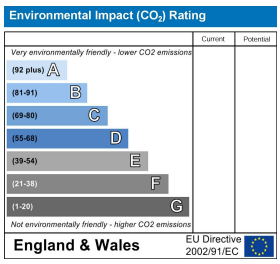
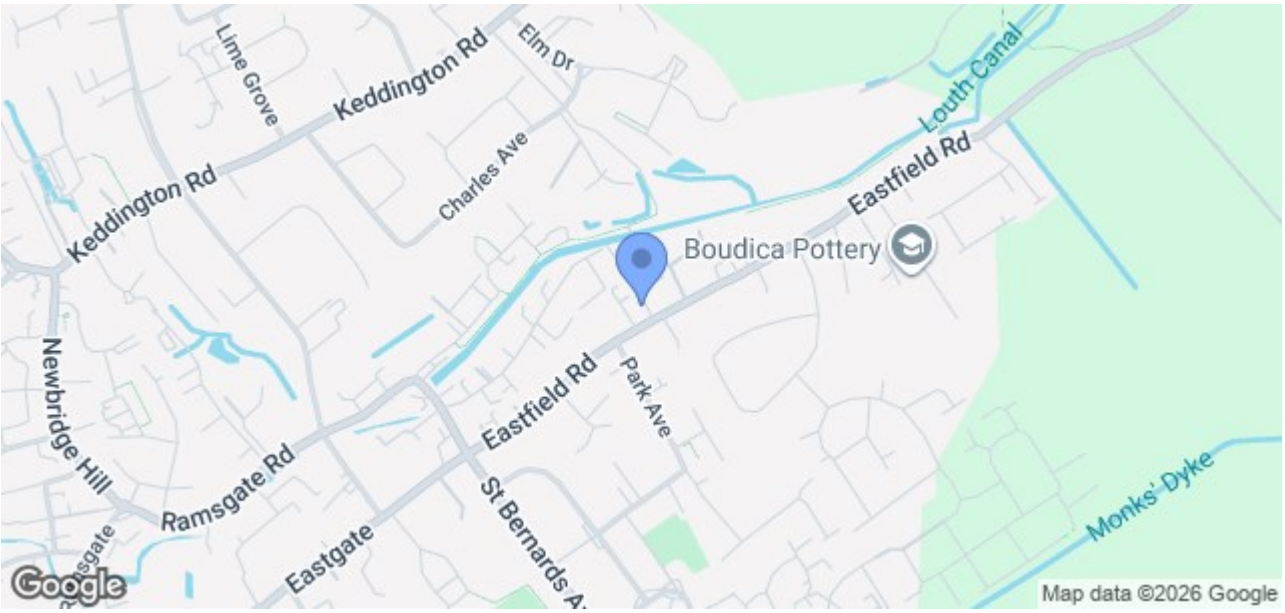
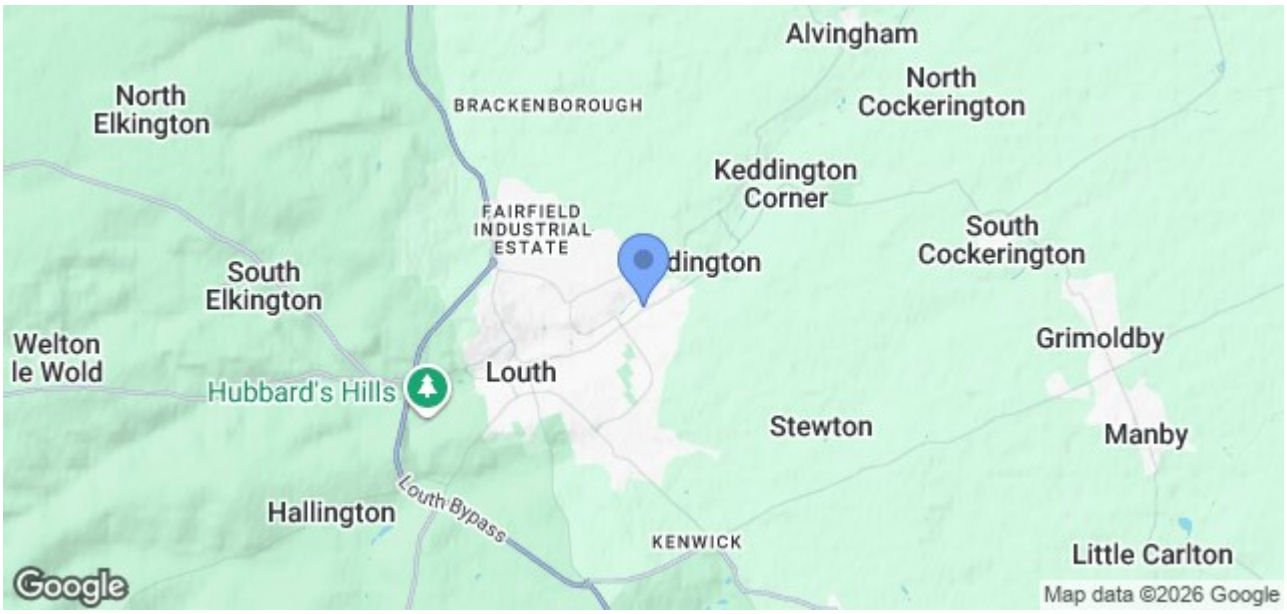
Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate and the road becomes Eastfield Road. After a short while turn left onto an access road and No. 75 can be found on your right hand side.