



31 Eastfield Road

Louth

M A S O N S

SINCE 1850

31 Eastfield Road

Louth
Lincolnshire, LN11 7AJ



No forward chain

Well-presented detached bungalow

Two double bedrooms

Recently decorated throughout

New flooring throughout

Ample off-road parking

Exceptionally large private rear garden

Popular residential location close to amenities

An excellent opportunity to acquire this well-presented two-bedroom detached bungalow, situated in a popular residential area of Louth. Recently redecorated throughout and fitted with new flooring, the property is ready for immediate occupation.

Accommodation briefly comprises a lounge with bay window, kitchen, rear porch, two double bedrooms and a family shower room. Externally, there is ample off-road parking to the front for several vehicles, while the rear boasts an exceptionally large and private garden with outbuildings and mature planted borders.

The property benefits from double-glazed windows throughout, a brand-new front entrance door and a modern Veissmann gas-fired combination boiler.

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Accommodation



The property is entered via a brand-new part-glazed uPVC entrance door into a porch with tiled flooring, leading through a glazed timber door into the hallway. The hallway features high-level electrics, original panelled doors to the principal rooms and a carpeted floor. The lounge is bright and spacious with a carpeted floor, large walk-in bay window to the front, picture rail and gas fire (not tested).



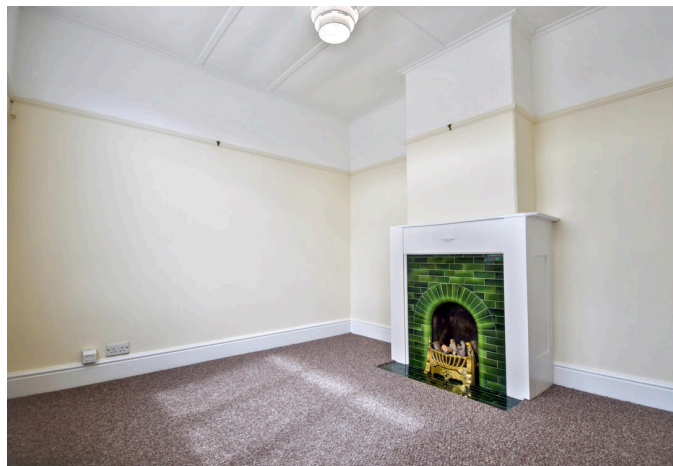
Positioned to the rear, the kitchen is fitted with a range of base and wall units with laminated work surfaces, tiled splashbacks and a single-bowl stainless steel sink. Included are a freestanding cooker and fridge/freezer, together with space and plumbing for a washing machine. A further gas fire (not tested) sits on a tiled hearth with cupboards to either side, one housing the Weissman gas-fired combination boiler. The original quarry-tiled floor continues through to a part-glazed door leading into the side lobby, which has a timber-frame construction, corrugated roof covering and access doors to both front and rear, ideal for coats, boots and drying clothes.



The principal bedroom is located to the rear and is a generous double room with picture rails, carpeted flooring and a large window overlooking the garden.



The second bedroom is also a double, positioned to the front with a window overlooking the driveway, carpeted floor and feature fireplace with tiled hearth, surround and open grate.



The family shower room is fitted with a smart suite comprising a WC, wash hand basin with storage beneath and a shower enclosure with sliding door and Mira electric shower. Finished with attractive green wall tiling to wet areas, the room also benefits from a frosted rear window, ceiling-mounted extractor fan and wood-effect vinyl flooring.





Outside

The front of the property is enclosed by a combination of brick walling, fencing and hedging. Double timber gates open onto a paved driveway providing parking for multiple vehicles, with a lawned area to the side. A side entrance gives access to the lobby, while a further gate leads down the right-hand side of the property.





The rear garden is considerably larger than expected for a property of this type, extending well beyond the bungalow and enjoying a gentle slope that provides views across neighbouring rooftops. Immediately adjoining the property is a crazy-paved patio with outside tap and pathway leading into the main garden, together with central steps and handrail. Boundaries are formed by brick walling and hedging.

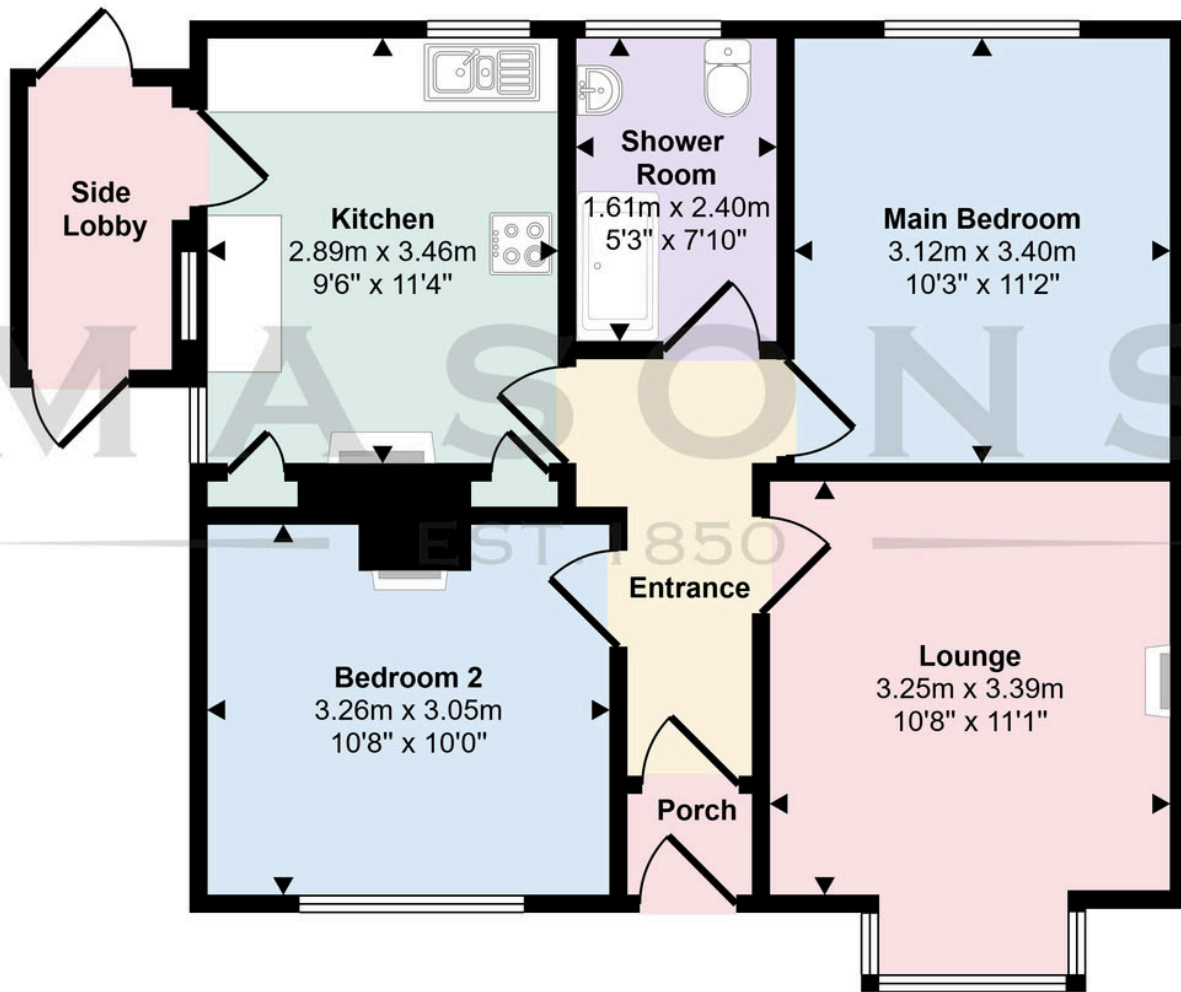
The garden is attractively planted with mature shrubs, bushes and trees, together with an additional patio area to one side. The main section is laid to lawn with a pathway leading to the outbuildings at the rear and a well-stocked border of flowers and shrubs along one side. A mature oak tree sits towards the rear boundary, complemented by a range of useful outbuildings including a timber-framed potting shed with access to a large timber garden shed, a corrugated store and an additional garden shed in the opposite corner.







Approx Gross Internal Area
59 sq m / 637 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

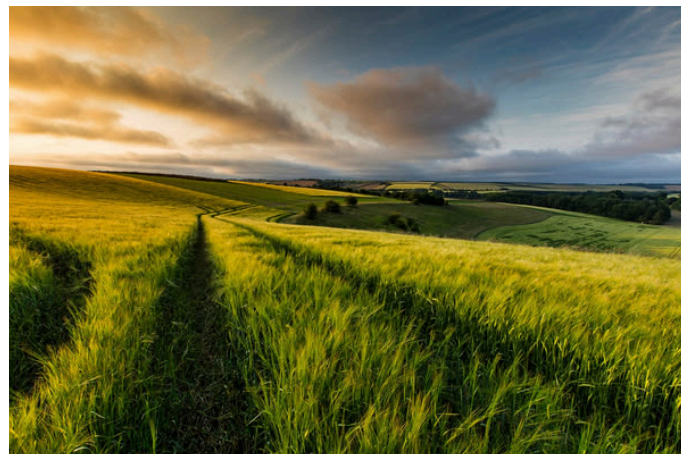
Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: [///altitude.scales.interacts](https://www.what3words.com/altitude.scales.interacts)

Directions

Proceed out of the town centre of Louth along Eastgate, proceed over the two mini roundabouts and continue for some distance as the road then turns into Eastfield Road. As you proceed down Eastfield Road the bungalow will be found on the left-hand side, directly opposite the fire station.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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