



# CROFTS ESTATE AGENTS

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



7 Eastfield Road  
Louth  
LN11 7AJ

Offers in the Region Of £174,500

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## Property Description

This attractive Victorian bay front semi-detached home lies in this convenient position in Louth within easy access of the centre and its many amenities. Offered for sale with **NO FORWARD CHAIN**, the property has undergone a programme of refurbishment making it an excellent proposition for first time buyers or families. Early internal viewings are considered essential in order for potential purchasers to fully appreciate the spacious and well presented living accommodation on offer, which comprises entrance hallway, lounge, sitting/dining room, modern fitted kitchen, utility room, cloakroom, first floor landing, three double bedrooms and four piece bathroom suite. The property boasts full uPVC double glazing, gas central heating, and front and rear gardens. The low maintenance front garden has a path leading to a front timber entrance door shared with the attached home. The rear garden comprises a lawn and small raised paved patio, enclosed by wooden fencing.

### Entrance Hallway

uPVC side entrance door accessed via passage shared with attached property. Leading into hallway with stairs to the first floor. Door either side of hallway leads to Lounge and Dining rooms.

### Lounge

14' 4" x 13' 2" (4.375m x 4.013m)

uPVC bay window to front aspect, radiator. Traditional fire surround on chimney breast. Small storage cupboard.

### Dining Room

11' 7" x 13' 1" (3.542m x 3.98m)

uPVC window to rear aspect, radiator, understairs storage cupboard. Feature fireplace with solid pine fire surround. Door to rear leads into kitchen.

### Kitchen

12' 2" x 7' 7" (3.706m x 2.305m)

uPVC window to side. uPVC door to side leads into rear garden. Range of modern fitted units incorporating 2 bowl sink unit with draining board and mixer tap. Integral oven, hob and extractor over. Heated towel rail. Door to rear leads into utility room.

### Utility room

5' 3" x 4' 8" (1.613m x 1.414m)

uPVC window to side. Heated towel rail. "Worcester" combination boiler. Plumbing for washing machine. Door to side opens into cloakroom.

**Cloakroom**

5' 3" x 2' 4" (1.606m x 0.72m)  
Low flush w/c, wash basin.

**First Floor Landing**

Radiator. Feature cast iron fireplace with wooden fire surround.  
Built in storage cupboard.

**Bedroom 1**

12' 2" x 10' 2" (3.709m x 3.113m)  
uPVC window to front, radiator. Feature cast iron fireplace with wooden fire surround.

**Bedroom 2**

12' 0" x 9' 7" (3.654m x 2.920m)  
uPVC window to front aspect, radiator.

**Bedroom 3**

17' 9" x 7' 7" (5.422m x 2.321m)  
uPVC window to rear, radiator.

**Bathroom**

6' 6" x 8' 9" (1.99m x 2.67m)  
Opaque uPVC window to rear. Walk in corner shower cubicle, panelled bath with shower attachment, low flush w/c, pedestal wash basin, heated towel rail.

**Outside**

Access to the property is shared with the attached home. Low maintenance front garden with path to front timber passage door. The shared passageway leads to the main side entrance door and a small wooden gate to the rear garden which is majority lawn with a small raised paved patio, enclosed by wooden fencing.

**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 please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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.

**Mortgage and Financial Advice**

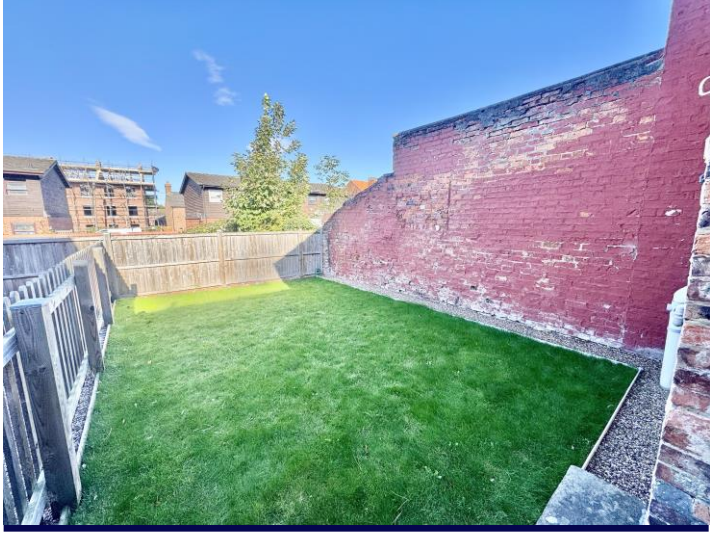
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters.

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



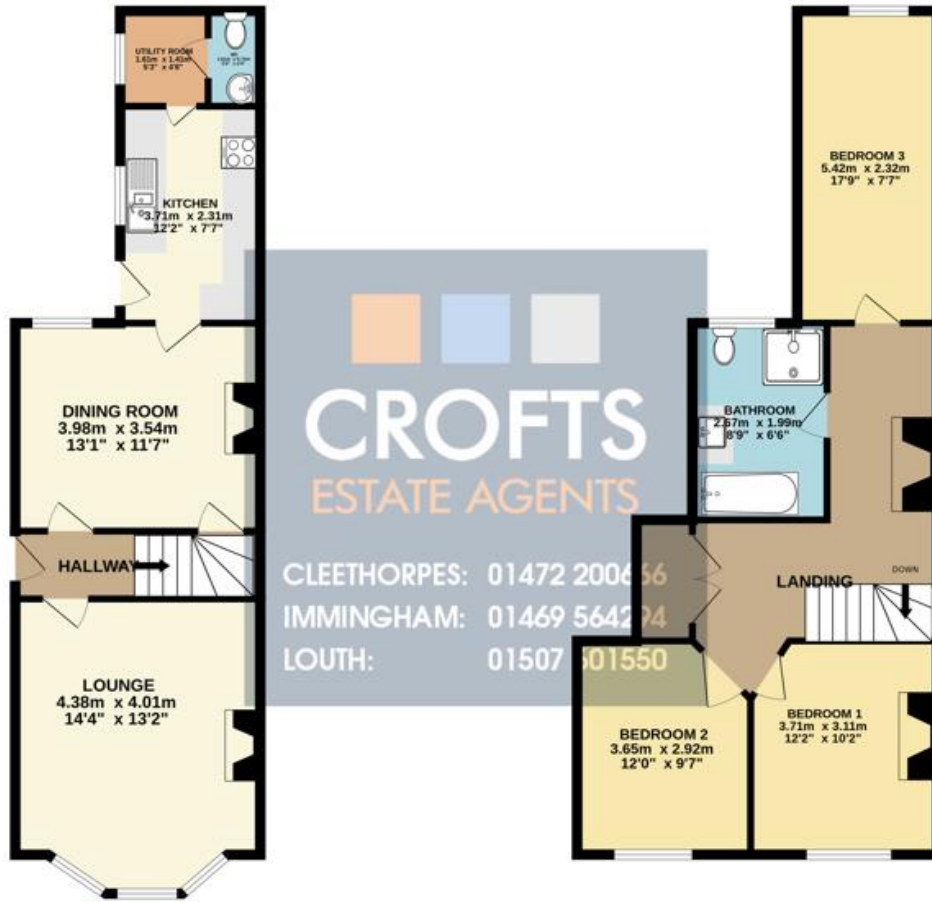
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
50.1 sq m. (540 sq ft.) approx.

1ST FLOOR  
57.0 sq m. (614 sq ft.) approx.



TOTAL FLOOR AREA: 107.2 sq.m. (1154 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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