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



Eastfield Road

Louth
LN11 7AP

Offers in the Region Of £129,950

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Property Introduction

Situated on Eastfield Road in the sought-after market town of Louth, this extended mid-terrace property offers an excellent opportunity for first-time buyers or those looking to downsize. The property has been thoughtfully enhanced with a ground floor rear extension, creating a more spacious and versatile living environment. The ground floor accommodation comprises a welcoming lounge-diner, ideal for both relaxing and entertaining, which flows through to a well-appointed kitchen positioned to the rear. To the first floor, there is a comfortable bedroom benefiting from built-in storage, maximising space and practicality, alongside a modern shower room. Externally, the property boasts beautifully maintained garden spaces to both the front and rear. The rear garden in particular provides a tranquil setting, perfect for enjoying outdoor dining or simply unwinding, while the front garden adds to the property's kerb appeal. Combining character, functionality, and outdoor charm, this delightful home is perfectly suited to those seeking a manageable yet stylish property in a convenient location close to local amenities and transport links.

Entrance

Entering reveals a small hallway with a radiator and a vinyl flooring.

Lounge/Diner

19' 0" x 11' 11" (5.78m x 3.63m)

With a window to the front elevation, two radiators and a carpeted floor.. Exposed ceiling beams. There is also a multi fuel burner and the rooms flows to the kitchen.

Kitchen

12' 10" x 10' 9" (3.90m x 3.27m)

The kitchen has French doors with a window either side to the rear elevation, a radiator and laminate flooring. There is also a superb fitted kitchen with a sink and drainer, an electric double oven and hob with an extractor over and also two built in cupboards, one of which has plumbing for a washing machine and the boiler.

Stairs

Carpeted stairs lead to the first floor.

Bedroom One

12' 0" x 11' 11" (3.65m x 3.64m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

Shower Room

6' 6" x 9' 4" (1.99m x 2.84m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower and built in storage.

Loft Room

8' 7" x 9' 11" (2.62m x 3.02m)

A handy space off the landing with a Velux window and a carpeted floor. Ideal for many uses from handy storage to a hobby room.

Outside

With beautifully maintained gardens to the front and rear with a handy store room/work area to the bottom of the rear garden.

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, 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

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.

Mortgage and Financial Advice

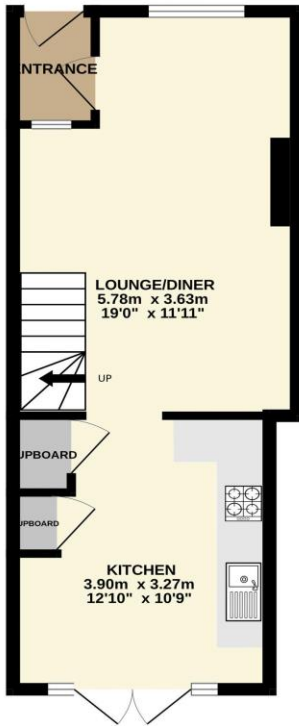
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

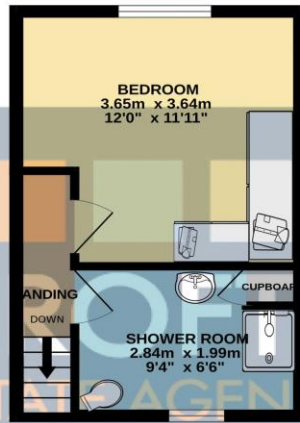
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GROUND FLOOR
33.6 sq.m. (362 sq.ft.) approx.



1ST FLOOR
21.0 sq.m. (227 sq.ft.) approx.



2ND FLOOR
8.2 sq.m. (88 sq.ft.) approx.



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TOTAL FLOOR AREA: 62.8 sq.m. (676 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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