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Eastfield Road, Louth



When it comes to  
property it must be

  
lovelle



£139,950



A neutrally decorated two-bedroom terraced house for sale with No Onward Chain on the outskirts of historic Louth, offering two reception rooms, a practical kitchen, first-floor bathroom, private rear garden with brick outbuilding, and convenient access to town amenities and surrounding countryside, ideal for first-time buyers or investors.

- Key Features**
- Mid Terrace Cottage Property
  - Two Bedrooms
  - Lounge & Dining Room
  - Kitchen
  - First Floor Bathroom
  - Low Maintenance Garden

- Popular Market Town
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





This two-bedroom terraced house is for sale on the outskirts of the historic market town of Louth, offering practical accommodation with neutral decor, a private garden, and convenient access to local amenities and green spaces. The property will particularly appeal to first-time buyers and investors seeking a well-arranged home within reach of Louth's town centre and surrounding countryside.

On entering the property, you are welcomed directly into the main lounge. This reception room features a fireplace with an open grate fire, providing a focal point and a traditional element to the space. The layout allows for comfortable seating, with the entrance door opening into this room and creating an immediate sense of arrival.

From the lounge a door leads through to the second reception room. This flexible space works well as a dining or secondary living area, with stairs rising to the first floor and useful understairs storage. Being open to the kitchen, it supports a sociable layout and enables easy movement between cooking and dining areas.

The kitchen is fitted with a range of wall and base units providing storage and worktop space, together with a 1.5 sink unit. Cooking facilities include a built-in oven to face height and a 4-ring gas hob with extractor over, while a Worcester gas boiler serves the central heating and hot water. A door from the kitchen gives direct access to the rear garden, making it straightforward to enjoy outdoor space.

To the first floor, the landing leads to two bedrooms and the bathroom. The main bedroom is a double room and benefits from built-in wardrobes in the form of two open recess to either side of the chimney breast, one fitted with shelves and the second with a hanging rail, maximising floor space and offering practical storage. The second bedroom to the rear of the property is a generous single, suitable as a guest room, study, or child's bedroom depending on requirements.

The bathroom is conveniently located on the first floor and is fitted with a panelled bath with electric shower over, close coupled WC and wash hand basin. A Velux window provides natural light and ventilation, helping to create a bright and functional space.

Externally, the property enjoys a low maintenance garden to the rear, predominately laid with gravel but offering colour in the flower borders, this space offers an ideal space for relaxation, planting, or drying laundry. There is a brick outbuilding with coal store, adding useful external storage. Access to the rear garden is available via a pedestrian gate to the rear, assisting with garden maintenance and movement of bins or bicycles.

The house falls within Council Tax Band A, which may be of interest to buyers mindful of running costs. The interior is neutrally decorated, allowing a new owner to personalise the accommodation to their own taste if desired.

Situated on the outskirts of Louth, the property is well placed to take advantage of the town's facilities while remaining close to open green spaces and walking routes. Louth is well known for its traditional market town character, with a range of independent shops, local butchers and grocers, cafes, pubs and regular markets. Everyday amenities such as supermarkets, medical facilities and leisure options are within reach in and around the town centre.

For those who appreciate outdoor activities, there are several nearby parks and green spaces, as well as attractive walking routes around the town and towards the Lincolnshire Wolds Area of Outstanding Natural Beauty just beyond. These provide opportunities for countryside walks, cycling and general recreation.

Locally, Louth offers schooling options across primary and secondary levels, including well-regarded schools within the town and surrounding area. Families will find a choice of educational provision, while the town's sports facilities, leisure centre and clubs support a range of activities for different age groups.

In summary, this neutrally decorated two-bedroom terraced house for sale on the outskirts of Louth combines two reception rooms, a functional kitchen, first floor bathroom, rear garden with brick outbuilding, and access to local amenities and open spaces. It presents a practical opportunity for first-time buyers or investors looking to purchase in this established Lincolnshire market town.

## Room Measurements

### Ground Floor

Lounge: 13'04" x 10'06"  
Dining Room: 10'04" x 8'10"  
Kitchen: 8'11" x 9'07"

### First Floor

Landing: 10'05" x 6'03"  
Bedroom One: 10'06" x 11'07"  
Bedroom Two: 8'10" x 8'11" (max)  
Bathroom: 10'06" x 6'08"

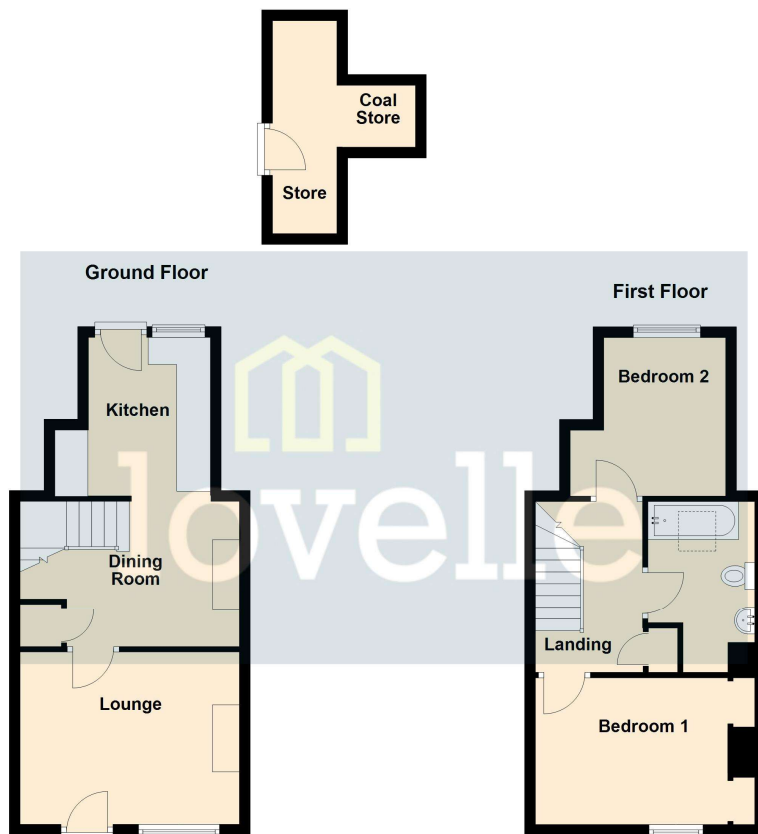
Brick Built Outbuilding: 3'11" x 12'11"  
Coal Store: 3'09" x 4'05"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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