CHOICE PROPERTIES

Estate Agents

155 Eastfield Road, Louth, LN11 7AS

Price £185,000



Choice Properties are delighted to bring to market this beautifully presented end of terrace house situated on Eastfield Road located in the thriving market town of Louth. The property benefits from a modern interior as well as spacious rooms throughout which include a kitchen, living room, dining room, two bedrooms and a family bathroom. To the exterior, the property boasts a fully enclosed, easy to maintain garden. Early Viewing Is Highly Advised.

The Property Ombudsman
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With the additional benefit of gas central heating and uPVC double glazing throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

Living Room
16'1 x 12'0
Fitted with a uPVC entrance door. Dual aspect uPVC windows. Open fireplace with slate hearth and brick surround. Fitted storage cupboard housing the consumer unit. Staircase leading to first floor landing. Vertical flat panel Radiator. Power points. Inset spot lighting. Tv aerial point. Cottage style door leading to dining room.

Dining Room
12'11 x 9'0
Inset spot lighting. Large uPVC window to side aspect. Vertical flat panel radiator. Power points. Telephone point. Cottage style door to under stairs storage cupboard. Large opening to kitchen.

Kitchen
15'4 x 8'0
Fitted with a range of wall, base, and drawer units with work surfaces over. Four ring 'Bosch' gas hob with feature extractor hood over. Single bowl sink with mixer tap and drainer. Twin integral oven. Integral fridge freezer. Integral 'Bosch' dishwasher. Integrated washing machine. Part tiled walls. Inset spot lighting. Vertical flat panel radiator. Herringbone tiled flooring. Large uPVC window to rear aspect. uPVC external door leading to garden.

Storage Cupboard
8'10 x 2'11
Large storage cupboard fitted with lighting.

Landing
6'0 x 9'0
Internal cottage style doors to all first floor rooms. Access to loft via loft hatch. Radiator. Power points.

Bedroom 1
15'11 x 11'11
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone point. Tv aerial point.

Bedroom 2
9'9 x 9'0
Double bedroom with large uPVC window to side aspect. Radiator. Power points.

Bathroom
9'0 x 7'9
Fitted with a four piece suite comprising of stone effect tiled double ended bath with waterfall chrome mixer tap, walk in traditional shower, wash hand basin set over vanity unit with chrome waterfall mixer tap, and a back to wall wc. Chrome heated towel rail. Fully tiled walls. Tiled flooring. Large frosted uPVC window to rear aspect. Storage cupboard housing 'Viessmann' gas combi boiler and fitted shelving. Extractor.

Garden
To the rear of the property is a fully enclosed garden with brick walls to the perimeter. The rear garden is gravelled for ease of maintenance and benefits for a mature tree that adds life and colour to the garden space. The garden is also directly accessible via a side access gate that leads to a side lane off Eastfield Road.

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

Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

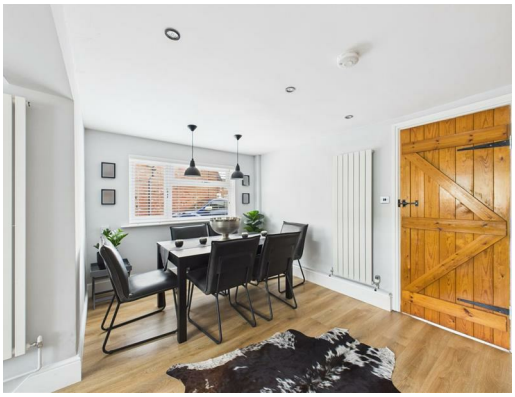
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.

















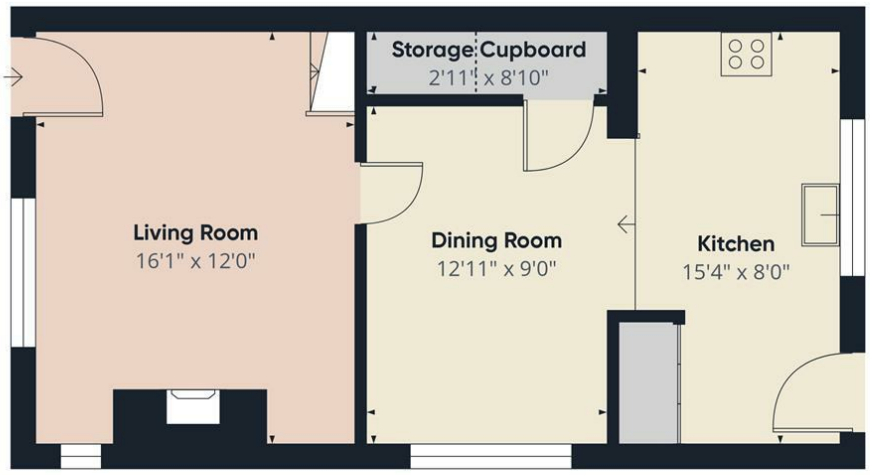




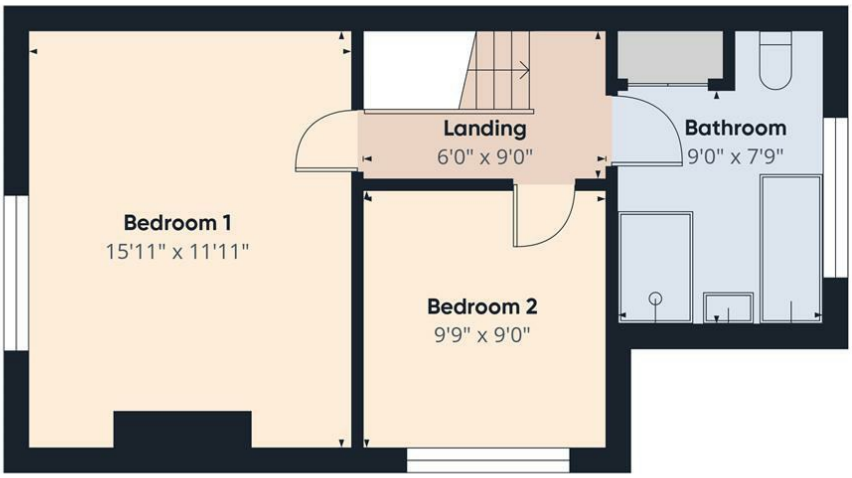








Floor 0



Floor 1

Approximate total area[1]

858 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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. No. 155 can be found towards the end on your left hand side.

