



## 129A Eastgate, Louth, LN11 9QE Offers in excess of £130,000

Tucked away in a sought-after and convenient position just off Eastgate, this charming and well-presented two-bedroom property offers a unique blend of character, practicality, and modern living—ideal for first-time buyers, downsizers, or investors.

The property is approached via a private entrance, leading into a welcoming entrance hall. The ground floor offers a well-appointed kitchen with ample storage and workspace, alongside a separate dining room—perfect for entertaining. To the rear, a bright and spacious living room provides a comfortable setting for relaxation, with pleasant proportions and natural light.

Upstairs, the first floor hosts two generously sized double bedrooms, both offering excellent space and flexibility. A centrally located bathroom serves both rooms and is fitted with a modern suite.

The attractive brick exterior enhances the property's character, while its tucked-away position offers a sense of privacy. Please note, no garden is included with this property.

Situated within walking distance of Louth town centre, the property enjoys easy access to a wide range of local amenities, shops, cafes, and transport links.

Early viewing is highly recommended to appreciate the space, setting, and charm this home has to offer.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

