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PASSIONATE ABOUT PROPERTY

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127 Eastfield Road
Louth
LN11 7AS

Offers in the Region Of £185,000

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Property Description
Offered to the market with no forward chain, Crofts are delighted to present this deceptively spacious and highly versatile semi-detached bungalow, occupying a generous plot with an impressive rear extension and elevated decked balcony overlooking the garden. Providing flexible accommodation to suit a variety of buyers, the property offers an exciting opportunity for a new owner to modernise and personalise to their own tastes. The well-proportioned layout currently comprises an entrance porch, welcoming hallway, shower room, bay-fronted lounge, bay-fronted principal bedroom, spacious dining kitchen, and two further interconnected rooms which were previously utilised as a dressing room and bedroom. These rooms offer excellent potential to create a superb additional living area, home office, or guest accommodation, allowing the front lounge to be utilised as a further bedroom if desired. Further benefits include gas central heating and uPVC double glazing throughout. Externally, the property enjoys gardens to both the front and rear, with the substantial rear garden providing excellent outdoor space for families, gardeners, and those who enjoy entertaining. A raised decked balcony offers the perfect spot to relax and enjoy views across the garden. In addition, there is a useful external utility/storage room with WC, accessed from the rear garden. Offering fantastic potential, flexible living space, and a highly desirable no-chain position, early viewing is highly recommended to fully appreciate the opportunity on offer.

Entrance Porch
uPVC double glazed Georgian styled entry door to the front elevation with two adjoining glazed windows and two further side windows. Inner door through to the hallway.

Hallway
With central heating radiator. Loft access to the ceiling and plate rack to the walls.

Kitchen
13' 9" x 10' 5" (4.19m x 3.18m)
Offering uPVC double glazed windows to the rear and side elevation, along with side entry door. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Plumbing and space for a washing machine, space for a dryer and fridge freezer. Integrated electric oven and four ring hob. Splashback tiling.

Dining Area
10' 9" x 11' 9" (3.27m x 3.58m)
With uPVC double glazed window to the side elevation, a focal point of the dining arear is a feature aga stove set into the chimney recess. (Not tested) Central heating radiator. Storage cupboard. Opens to the kitchen.

Living Room or Bedroom
11' 3" x 15' 0" (3.44m x 4.57m)
Having uPVC double glazed French doors to the rear elevation opening out to a raised decking area/balcony, this room along with the previous one is perfect to be used as the main living area as it overlooks the rear garden and has a pleasant deck balcony area. You would then use both the front rooms as bedrooms. Two central heating radiators.

Reception Room
12' 8" x 10' 1" (3.87m x 3.08m)
With skylight providing light to this space, this room was previously used as a part of the main bedroom for a dressing area and has central heating radiator. Double doors opening into what was previously the main bedroom. The room would be perfect to be utilised along with the adjoining room as the main living area.

Bedroom One
13' 1" x 12' 2" (3.98m x 3.71m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Fire surround. Due to the versatility of this property you could make this room another bedroom and then use the extended rear bedroom into the living room.

Bedroom Two
13' 2" x 11' 1" (4.01m x 3.38m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Wooden flooring.

Shower Room
10' 11" x 4' 11" (3.34m x 1.51m)
Equipped with a wash basin and w.c set into a bathroom unit along with a walk in shower. Further storage units creating ample space to store every day items. Splashback tiling. Central heating radiator. Coving and fitted extractor.

Outside
Established front garden with sloped pathway offering the ability for wheelchair users to access the property. The front garden is mainly paved and gravelled. The rear garden is on e of the key selling point to this property and is larger than normally found along this road. The garden offers a expanse of lawn and has shrubs, summer house and a shed. Dur to the rear extension to the property the present owners have a placed a raised decked area, which provides storage space beneath. There is also to the lower section of the property a lockable garden room although it is limited in head height and provides an ideal working space, utility etc and also has a w.c off.













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 websitewww.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.

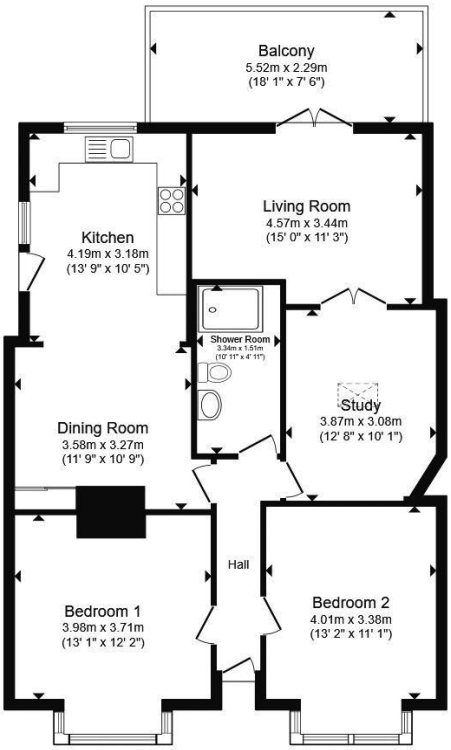
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



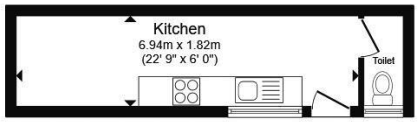


OPEN 7 DAYS A WEEK

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



Floor Plan



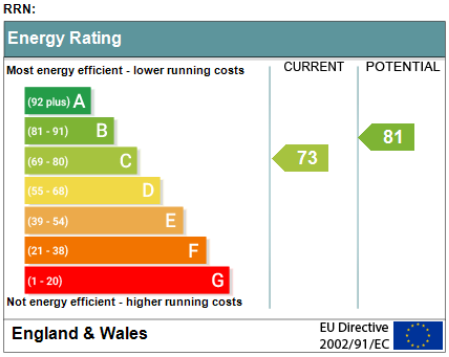
Outbuilding

Total floor area 110.8 m² (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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