



208 Eastgate, Louth
LN11 9AG
MASONS
EST. 1850

208 Eastgate, Louth, LN11 9AG

A delightful Period town house, well positioned in the centre of town close to shops and amenities. This charming cottage is hidden away down a private access road, away from the hustle and bustle of the busy market town. The property benefits from off-street parking for two vehicles, with spacious well maintained front and rear gardens.

The property has retained many original features and briefly comprises hallway, lounge with large bay window, dining room, kitchen, cloakroom and ground floor shower room, while to the first floor are three generous bedrooms and further family bathroom. To the rear of the property is a useful utility and store and heating is provided by way of a modern gas central heating system.



Directions

From St. James' church proceed a few yards along Upgate and turn left along Little Eastgate. Follow the road to the junction with Eastgate and then bear left along the one-way system through the town centre and at the small junction continue as far as the two mini roundabouts. Carry straight on at both roundabouts along Eastgate until you come to a single track road on the right hand side. Proceed down here and straight on at the small crossing and the parking area for 208 Eastgate will be on the left hand side in front of the property and garden.

The Property

A period cottage of some considerable charm, having brick-faced walls with pitched timber roof construction. The property retains its period features, including large bay window with sash openings, tiled floors and original timber doors. The majority of windows are timber-frames, some being double glazed and having uPVC entrance doors. Heating is provided by way of a Worcester gas central heating boiler which is serviced on a regular basis and the property has fully up to date electrical certificates and fitted smoke alarms.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Covered porch with tiling to sides through the part-glazed, light grey uPVC door into the hallway,





with original tiled floor. High-level cupboard housing the electric meter and consumer unit. Four-panel timber doors to principal rooms and stairs to first floor.

Lounge

Positioned at the front and enjoying a superb large bay window with sash windows overlooking the extensive front garden. Chimney breast with alcove and slate hearth, carpeted floor.

Dining Room

Centrally positioned with large sash window overlooking the rear. Chimney breast with alcove and slate hearth, central heating timer controls to the wall and carpeted flooring. Door into useful understairs storage cupboard with coat hooks and carpeted flooring.

Kitchen

Large range of base and wall units finished in oak with chrome handles, tiling to all splashbacks and high-level glazed units. One and a half bowl, stainless steel sink set in granite-effect, roll-top laminated work surfaces. Built in Beko single electric oven with four-ring gas hob and extractor above. Space and plumbing provided for dishwasher. Spotlights to ceiling and tiled floor. Windows and door leading to rear garden.

Cloakroom

With window to side, wall-mounted Worcester gas fired boiler, tiled flooring and coat hooks to wall. Door into:





Shower Room

With corner cubicle, thermostatic mixer and tiling to wet areas. Low-level WC and wash hand basin. Neutral decoration, extractor fan to ceiling and tiled floor. Chrome heated towel rail.

Utility Room

Accessed from rear garden with fitted workbench, plumbing and electrics provided for washing machine, shelving and tiled floor. Adjacent is a useful gardener's store with toilet pan (not working).

First Floor Landing

Carpeted stairs and landing, timber banister, four-panel doors to bedrooms and bathroom. Spotlights and smoke alarm to ceiling. Loft hatch providing access to roof space.

Bedroom 1

Situated at the front of the property, being a large double in size, with window overlooking the garden. White-painted walls and timber flooring. Cupboard to side giving access to a useful wardrobe with hooks and shelving.

Bedroom 2

A further good double bedroom with window overlooking rear garden. Neutral decoration and carpeted floor.



Bedroom 3

A generous single or small double bedroom at the rear overlooking gardens. Part-sloping ceiling and carpeted floor.

Bathroom

Curved bath with hand shower attachment, tiling to wet areas. Low-level WC and wash hand basin. Sloping ceiling with window to side, light with shaver point and extractor fan to wall. Wood-effect laminate flooring and chrome heated towel rail.

Front Garden

Initially laid to gravel with stone pathway. Gated access to the main long front lawn with gravel path leading to parking area. Laid to lawn with picket fencing to either side and gated access at the sides giving right of way for neighbouring property to pass through. At the very front is a stone parking area with space for at least two vehicles.

Rear Garden

Initial gravelled courtyard with outside tap and light giving access to the utility and gardener's store. Gated access into the lawned rear garden with hedged and fenced perimeters with block-paved pathway crossing the garden, giving right of way access for a neighbouring property.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and





restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
116 sq m / 1250 sq ft



Ground Floor
Approx 60 sq m / 644 sq ft

First Floor
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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