



Eastfield house Allenby Crescent Fotherby Louth LN11 0UJ

£300,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859

## Detached house

A detached chalet style residence situated in the centre of the village of Fotherby which is some 3 miles to the north of the market town of Louth and some 16 miles to the south of the larger town of Grimsby. The property requires a scheme of modernisation but offers spacious and flexible accommodation and benefits from standing on a double plot as well as enjoying views of open pasture land & the village Church Spire from the rear garden. No onward chain.

## Rooms

### Entrance Hall

With uPVC double glazed entrance door and matching side panel, electric storage heater and telephone point.

### Cloak Room

With wash basin, WC, electric heated towel rail, uPVC double glazed window.  
6'4" x 3'7" (1.97m x 1.15m)

### Lounge Diner

With two uPVC double glazed windows, electric storage heaters, coved ceiling.  
23'2" x 11'4" (7.09m x 3.48m)

### Sitting Room

With uPVC double glazed window and coved ceiling.  
10'9" x 10'2" (3.33m x 3.11m)

### Breakfast Kitchen

With fitted wall and base cupboards, tiled worktops, sink and drainer, space for electric cooker, electric storage heater, uPVC double glazed side access door and timber casement window.

13'2" x 10' (4.04m x 3.06m)

### Conservatory

Having uPVC double glazed windows and door, solid PVC pitch roof with skylights.  
14' x 7'9" (4.27m x 2.42m)

### Ground Floor Bedroom

With uPVC double glazed window.  
9'8" x 9'5" (3m x 2.9m)

### Stairs To First Floor Landing

With electric storage heater, access hatch to roof space, uPVC double glazed window and built-in airing cupboard housing hot water cylinder.

### Bedroom 1

With access to eaves storage space, uPVC double glazed window having views of open countryside beyond.  
11'9" x 11'3" (3.64m x 3.47m)

### Bedroom 2

With uPVC double glazed window, access to eaves storage space.  
11'9" x 11'6" (3.64m x 3.56m)

### Shower Room

With large shower cubicle having Mira electric shower and splash panelling, wash basin, WC with concealed cistern, heated towel rail/radiator, uPVC double glazed window, tiled wall, wall mounted electric blow heater.  
9'3" x 6'2" (2.86m x 1.9m)

### Outside



To the front of the property the garden is mostly laid to lawn and has a concrete in and out driveway. The rear garden is again mostly laid to lawn with timber and brick wall enclosure and views of open pasture land beyond.

### **Detached Workshop**

With power and lighting and fitted workbenches.

16'2" x 10'2" (4.95m x 3.11m)

### **Single Detached Garage**

Of prefabricated construction.

### **Services**

The property is understood to have mains water and electricity.

### **Council Tax Band**

According to the government's online portal the property is currently in Council Tax Band C.

### **Tenure**

The properties understood to be freehold.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps.

### **Mobile**

We understand from the Ofcom website there is limited coverage with 02 and Vodafone.

### **Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### **Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### **Thinking Of Selling?**

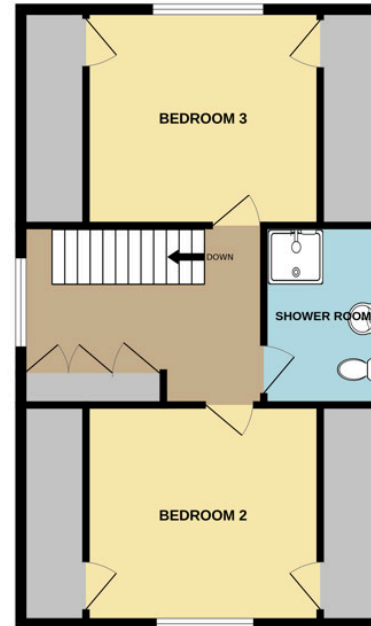
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

