



43 EASTFIELD ROAD,
LOUTH

MASONS
EST. 1850

ABOUT 43 EASTFIELD ROAD...

A charming mid terrace home positioned in a popular residential area of Louth. Having undergone refurbishment, the property offers spacious two bedroom accommodation with lounge, hall, kitchen diner and bathroom. The rear garden is very generous in size ideal for families with the superb benefit of a large brick built workshop to the rear ideal for a variety of uses. The front provides a small garden which has potential to create off road parking. A great opportunity for first time buyers and investors alike with uPVC windows and gas central heating.

Directions

Travel east, away from the centre of Louth along Eastgate, carrying straight over two mini roundabouts. Continue along the road where it will eventually turn into Eastfield Road, then continue a further short distance passing the fire station on the right hand side and the property will then be very shortly found on the left hand side.

The Property

A charming Period terraced cottage having painted rendered facing walls with pitched timber roof construction covered in concrete interlocking tiles. The property has undergone a recent refurbishment, having been completely redecorated with some new floor coverings and benefits from having modern uPVC doors and windows with a Worcester gas-fired central heating boiler which is serviced on a regular basis. The property benefits from a surprisingly large garden with a superb brick-built workshop of a very large size towards the rear boundary, creating endless possibilities for its use, while at the front, there is scope for the front garden to be used for off street parking, subject to dropping the roadside kerb.



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Accommodation

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

Lounge

Having part-glazed uPVC entrance door into the spacious reception room with fireplace to side with electric inset fire. Attractively decorated with newly fitted oak-effect laminate flooring, large bow window to front with a cupboard to corner housing the electric meter and up-to-date electric consumer unit.

Central Hall

With six-panel doors to bathroom and cupboard with tiled floor, with the understairs storage cupboard also tiled and providing useful storage space.



Kitchen Diner

Having a good range of base and wall units having Shaker style cream doors with roll-top laminated work surfaces with matching upstands. Single bowl stainless steel sink, space and power provided for electric cooker and space and plumbing for washing machine. Ample space to side for dining table and tiled floor with staircase leading to first floor. Window and door giving access to the rear garden.

Ground Floor Bathroom

Having panelled bath with Triton electric shower unit above, wash hand basin and low-level WC. Fully tiled walls and floor with extractor fan to ceiling.



First Floor Landing

Having carpeted stairs and handrail to side.

Bedroom 1

A large double bedroom situated at the front with large window and carpeted floor. Good range of built-in cupboards to side housing the hot water cylinder with shelving provided for laundry and timer controls for heating. To the corner of the room is the Worcester gas-fired boiler.

Bedroom 2

A good size single bedroom at the rear with window overlooking the garden, carpeted floor and loft hatch to roof space.

Outside

To the front of the property is a spacious concrete yard with raised planted border to side and brick and fenced boundaries with the space lending itself to conversion for off-road parking, subject to any necessary consents.





Rear Garden

A very large garden having concrete yard adjacent the property. Exterior lighting, opening to the extensive lawned garden with paved pathway leading to the rear. Brick wall division to the centre leading down to the rear patio, having fenced boundaries to both sides with steps down to further patio giving access to the workshop at the rear, with the garden being generally very large and ideal for families and pets.

Workshop

A superb addition to the property, being of brick and blockwork construction with pitched corrugated roof, timber entrance door and uPVC window to front. Painted concrete floor within, having light and power provided with painted blockwork walls. Timber-framed division to one corner making for an ideal storage space, with the building lending itself to a variety of purposes including workshop, gym, art studio, homeworking space, man cave or could be converted into a superb summer house by opening up of the front aspect to create a large garden room and barbecue area, etc.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.



Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing

Strictly by prior appointment through the selling agent.

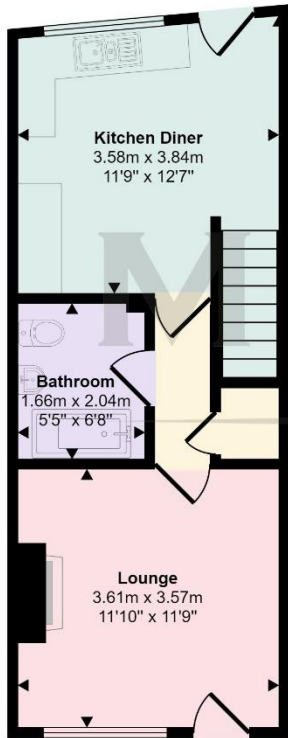
General Information

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.

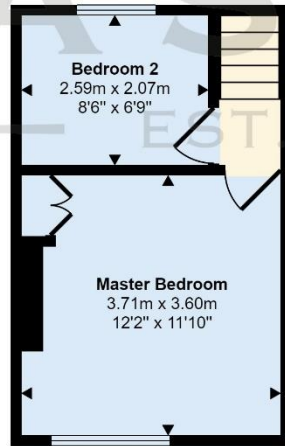


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft

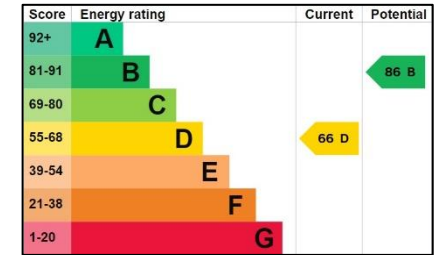


First Floor
Approx 21 sq m / 229 sq ft



Store/ Workshop
Approx 39 sq m / 420 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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