



M A S O N S
EST. 1850

68 EASTFIELD ROAD, LOUTH

ABOUT 68 EASTFIELD ROAD

A brilliant opportunity to acquire this individually designed period home positioned towards the outskirts of town on a large plot of 0.38 acres (STS). This charming home offers five bedroom accommodation and family bathroom with master bedroom benefitting from en suite shower room, whilst to the ground floor are spacious reception rooms plus a beautiful conservatory, farmhouse kitchen, utility and WC. Adjacent to the property is a double garage with superb games room above, ideal for a variety of purposes, with well maintained gardens extending to the rear with segmented areas making for a peaceful and tranquil space. The plot lends itself to further development should the purchaser wish to explore this.

Directions

From St. James' Church proceed south on Ugate and take the second left turn along Mercer Row. Follow the road and through the town centre carry straight on at the small junction and two mini roundabouts. Continue following the road along Eastgate and then Eastfield Road to the town outskirts and the property will be found on the right hand side.

The Property

Believed to date back to the 1850s, a superb individually designed Period property of very large proportions providing ample family accommodation with retained beautiful features offering versatile living on a large plot of 0.38 acres (subject to survey). The property has brick-faced walls with pitched timber roof construction with a mixture of concrete and clay pantile covering and a mixture of double-glazed and single-glazed timber-framed window units and is heated by way of a modern Worcester gas-fired central heating system, newly installed in 2019 and supplemented by multi-fuel burners. The property also has photovoltaic solar panels fitted to the garage roof, on a feed-in tariff for another 10 years, providing low cost and efficient running. Situated on an elevated plot extending away from the road with extensive segmented gardens, enjoying sun throughout the day and being well positioned, predominantly south-westerly facing with formal gardens, vegetable plot areas, greenhouses and polytunnels making for an ideal self-sufficient lifestyle. The property can also be accessed over a right of way off Eastfield Rise by pedestrian side entrance gates giving access to the rear garden, with the rear garden being long enough to potentially create a building plot at the rear with separate access (subject to planning). The adjacent double garage with games room above creates many options for a variety of different buyers and potential to create an annexe (subject to planning).

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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)

Front Entrance Porch

Front porch with pitched and tiled roof, leaded windows to either side and tiled floor with part-glazed timber door having leaded and stained glass windows.

Entrance Hall

A spacious hallway with four-panel pine doors to principal rooms, useful understairs storage cupboard, carpeted floor and staircase leading to first floor with timber banister, spindles and carpeted treads.

Lounge

Recently extended from the original and situated to the front with superb period detail, including Inglenook fireplace with wood burner, having timber mantelpiece and tiled hearth. Large bay window and further windows to three aspects with an oriel window to front elevation, timber floorboards and cornice to ceiling. A large reception room ideal for entertaining.

Sitting Room

Centrally positioned with bay window overlooking the side garden. Fireplace with cast iron surround and inset, coal-effect gas fire and tiled hearth with timber surround. Cornice to ceiling and timber floorboards.



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Conservatory

A very large and spacious conservatory enjoying a south-westerly aspect comfortable to use all year round with dwarf wall to perimeter, fully glazed windows with stained glass features, pitched timber roof with polycarbonate roof panels, double doors to garden and having a superb multi-fuel burner. Tiled floor and feature built-in pond to side with bricked archway and raised, planted beds. Connecting doors through to sitting room and rear lobby.

Dining Room

Positioned to the rear with rear entrance door having entrance porch with pitched roof, timber frame, windows to either side, tiled floor and courtesy light. A door leads into the dining room creating a useful space which could be used for a variety of purposes. Window to side and a mixture of wood and tiled floor with door through to:

Kitchen

An excellent array of base and wall units finished in Shaker style cream colour with solid woodblock worktops, inset two bowl white ceramic sink, attractive tiling to splashbacks. Pantry unit to side, large vertical column radiator, Rayburn Nouvelle twin oven cooker set within alcove with timber surround. To one side is the Rangemaster double oven with five-ring gas hob and warming plate, extractor fan above. Built-in Blomberg dishwasher to side, windows overlooking driveway, smart tiled floor and spotlights to ceiling. Space to centre of room for a table.

Utility

Adjacent the kitchen and having further range of base and wall units with woodblock worktop, Belfast sink to one end and space for fridge/freezer, space and plumbing for washing machine and tumble dryer. Window to side, tiled floor and also housing the Ideal Vogue Max gas-fired combination boiler. Stone steps up to:

Rear Lobby

With shelving to side, tile-effect floor and door into:

Cloaks/WC

With low-level WC, corner wash hand basin, window to side and tiled floor.

Library/Craft Room

Positioned to the far rear, being a superb, versatile room which could be library, craft room, further reception room or ground floor bedroom with the addition of a shower to the adjacent WC, which would create an en suite if required. Laminated floor, windows to two aspects and opening through into the arched rear part with vaulted ceiling and stained glass circular window, patio doors onto garden and extensive book shelving to rear. A very generous reception room which would be ideal for many purposes including an excellent home office.





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First Floor Landing

A generous gallery landing with window to side, carpeted floor and four-panel pine doors to bedrooms and bathroom. Opening through to further hallway, loft hatch to roof space, carpeted floor and built-in airing cupboard to side with shelving for laundry.

Master Bedroom

Positioned towards the rear, being a generous double in size with part vaulted ceiling, loft hatch to roof space and built-in wardrobes to side. Window to side and further deep wardrobe with hanging rails and shelf. Carpeted floor and door into:

En Suite Shower Room

Corner shower cubicle with pivoting door, thermostatic Mira mixer, tiling to wet areas. Low-level WC, wash hand basin with tiling to half height walls, carpeted floor and extractor fan to wall.

Bedroom 2

Positioned to side with windows to two aspects. Large range of built-in wardrobes with pine doors, carpeted floor and built-in shelves to side.



Bedroom 3

Positioned to front with part-vaulted ceiling, original timber beam and windows to three aspects creating a light space. A very generous double in size with carpeted floor and door into a walk in wardrobe with fitted shelving to perimeter.

Bedroom 4

Positioned to side with window. Double in size with carpeted floor and dado rails to wall.

Bedroom 5

Final bedroom, also double in size with window to side, part-vaulted ceilings with exposed beams, loft hatch to roof space and carpeted floor.

Family Bathroom

With corner bath, low-level WC, wash hand basin and curved corner shower cubicle with Triton electric unit, tiling to all wet areas in attractive colours with window to side. Built-in cabinet and shelf to one wall. Exposed timber floors, Dimplex wall heater with shaver point adjacent.





Double Garage

Having twin up and over doors, concrete floor, windows to side and rear aspects with extended rear area. Light and power provided and electric consumer unit with controls for solar panels to side. Extended rear area ideal for workshop with shelving fitted to side. Connecting door through to rear entrance, having timber door, tiled floor, staircase leading to first floor loft room and door into:

Gardener's WC

Low-level WC, understairs storage area, wash hand basin with hot water heater, frosted glass window to side and tiled floor.

Garage First Floor Games Room

A superb first floor room to the garage having vaulted ceilings with Velux windows and further windows to gable ends. Carpeted floor, loft hatch to roof space with spotlights, the space making a superb games room, hobby room, craft room, cinema room, home working area with the entire building having potential for conversion to a separate annexe (subject to planning).



Outside

Front Garden

The property is accessed via a long tarmac drive with the property positioned in an elevated setting above the road. Hedged side boundary, parking area and bike shelter to side with driveway extending down the side of the property through a timber gate giving access to a block-paved driveway and double garage. At the front is a smart, brick-piered front boundary wall with wrought iron railings creating an enclosed garden with lawned area and borders planted with mature shrubs, bushes and trees, which extends down the right-hand side, past the front door into the:

Rear Garden

A superb garden with the whole plot set over an area of 0.38 acres (STS). Extensive lawned areas with mature planting, shrubs and trees and patio areas with gated access back to drive. A very enclosed and private space to relax. The paved pathways continue through to the rear, along the side of the garage, with vegetable plot areas, greenhouse, potting shed and pond to side with further lawn. Outside tap. An excellent array of fruit trees including pears, apples and plums. A further range of garden sheds, polytunnels and vegetable enclosures, beyond which is a wildlife garden and composting area with wooded area beyond.





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Viewing: Strictly by prior appointment through the selling agent.

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.

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 D.



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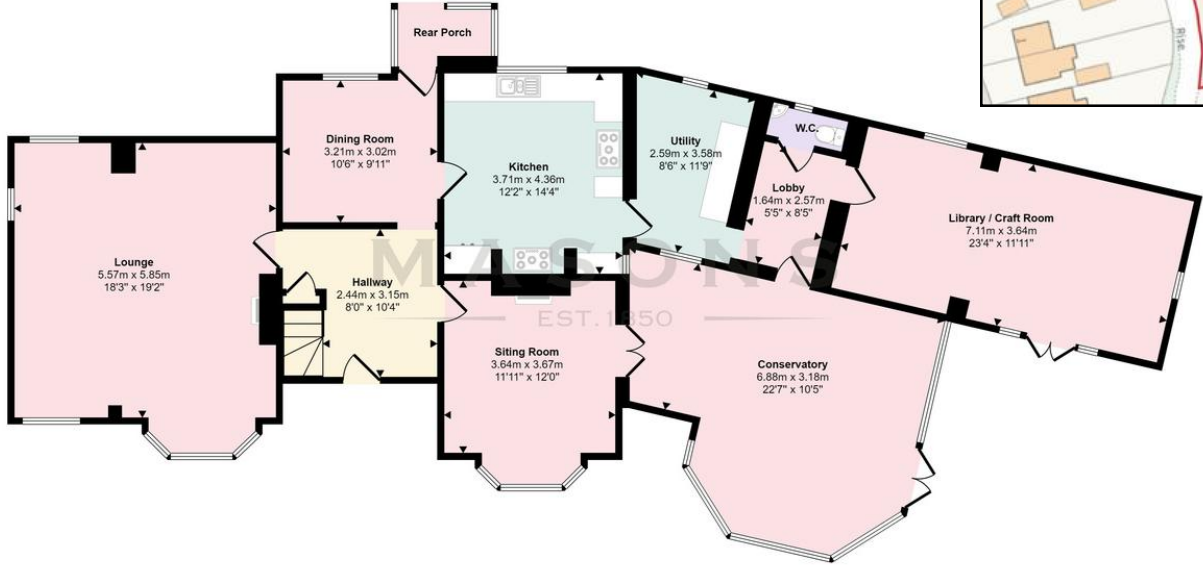
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

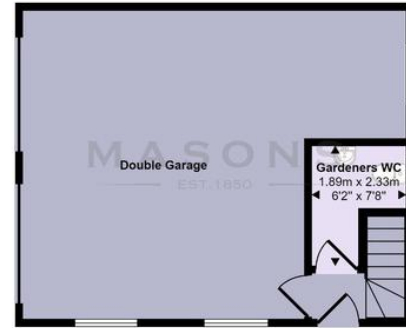


Garage 1st Floor
Approx 40 sq m / 436 sq ft

First Floor
Approx 106 sq m / 1143 sq ft
Denotes head height below 1.5m



Ground Floor
Approx 166 sq m / 1782 sq ft
Denotes head height below 1.5m



Garage Ground Floor
Approx 42 sq m / 457 sq ft

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Important Notice
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