



145 Eastfield Road  
Louth LN11 7AS

**M A S O N S**  
SALES & LETTINGS

# 145 Eastfield Road, Louth, LN11 7AS

- **End terraced house renovated to a superb standard in 2016**
- **Exceptional contemporary interior recently decorated**
- **Gravelled parking area**
- **2 bedrooms with ensuite bathroom and ensuite shower room**
- **Lounge and impressive fitted dining kitchen with cooking appliances and French doors to patio**
- **Insulated walls, floors and roof void with DG windows and gas CH system creating an ultra efficient home (see EPC graph)**
- **Sunny lawned front garden and patio**
- **Spacious rear patio enjoying the evening sun**

## Directions

From St James Church travel south on Ugate, take the second left turn along Mercer Row and follow the road. Go through the town centre, carry straight on ahead at the 2 mini roundabouts, follow Eastgate and this becomes Eastfield Road after the crossroads. Continue until the private lane just after number 155 on the left and this lane leads to the terrace of three houses standing back from the road where 145 is on the right.

## The Property

This end terraced two storey house is estimated to date back to the early part of the 20th Century and has brick faced principal walls beneath a pitched timber roof structure of hip-design covered in concrete interlocking tiles.

The property has been subjected to a comprehensive renovation scheme completed in spring 2016 and finished internally to a high contemporary standard in neutral colours with tastefully appointed dining-kitchen, bathroom and shower room. Running costs will be kept to a minimum by uPVC framed double-glazing, with

fitted wooden shutters, high levels of insulation and a central heating system by combination boiler.

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

## Ground Floor

uPVC framed part-glazed (double-glazed) door to:

## Entrance Lobby

With radiator, light, staircase with white handrail leading off and door into the:

## Lounge



An attractive, bright and airy room with a large window to the front elevation and a recessed fire surround with electric Dimplex stove set on a slate-effect ceramic tiled hearth and having a remote control. Built-in base and wall cabinets to the side, the former also housing the gas meter, while the latter houses the electricity meter and consumer unit with MCBs.

Radiator, digital central heating thermostat and control unit, and six-panel door to understairs store cupboard of good size with electric light. Square walk-through opening to the:

## Dining Kitchen

An excellent size in attractive neutral colours

with pale green facings to the base and wall units, four-drawer unit, roll edge wood-block effect work surfaces, stainless steel sink unit and space with cold plumbing and waste in the cupboard adjacent for washing machine or dish washer. Electric oven and ceramic four plate hob above, together with a stainless steel canopy cooker hood with inset light over and ceramic tile splashback. Laminated oak-effect floor covering, large radiator, rear window and uPVC framed double-glazed French doors with blinds onto the rear patio.



### First Floor Landing

With window having decorative coloured top pane on the side elevation. Trap access to the roof void.

### Bedroom 1 (Front)



A double room with radiator, part sloping ceiling,

window overlooking the front garden and door to recessed store cupboard, also housing the Ideal Esprit Eco condensing combination central heating boiler.

Doors from the main bedroom and the landing into the:



### Bathroom

A good size with a white suite comprising P-shaped panelled bath with curved glazed screen and impressive wall-mounted shower unit above the mixer taps having hand set and large circular drench head; square line dual-flush, low-level WC and complimentary pedestal wash hand basin with mosaic tiled splashback. White ceramic tile surround to the bath, recessed halogen ceiling spotlights and combined spotlight/extractor fan above the shower area. Chrome finish ladder style towel rail/radiator and ceramic tiled floor.

### Bedroom 2 (Rear)

With rear window overlooking the patio and the wooded area beyond. Radiator, part sloping ceiling and door to:

### En Suite Shower Room

Fitted in contemporary style with a corner ceramic tiled and glazed shower cubicle, having curved, glazed double doors and wall mounted

shower unit with hand set and circular drench head. White suite of low-level, dual-flush WC and pedestal wash hand basin with mosaic tile splashback. Recessed halogen ceiling spotlight and combined spotlight/extractor fan over the shower. Chrome finish ladder style radiator/towel rail, ceramic tiled floor and rear window with obscure glazing. Part sloping ceiling.



On the rear boundary is a post and rail fence and this area enjoys the sun during the latter part of the day providing ample scope to position pot plants/tubs and hanging baskets and an ideal area for patio furniture. In addition there is a wall-mounted LED floodlight, an outside water tap and garden shed.



To the front of the property there is a good sized garden which enjoys the sun, particularly during the first half of the day and this is laid to lawn with borders and having ornamental shrubs and plants inset, together with boundary fencing and a post and rail fence to the front with matching pedestrian gate. A buff coloured, slab paved pathway slopes gently down to a complementary patio area at the front of the house with space to the side for wheely bins. Beyond the post and rail fencing, a gravelled area provides valuable off street parking space set back from Eastfield Road.

### Outside

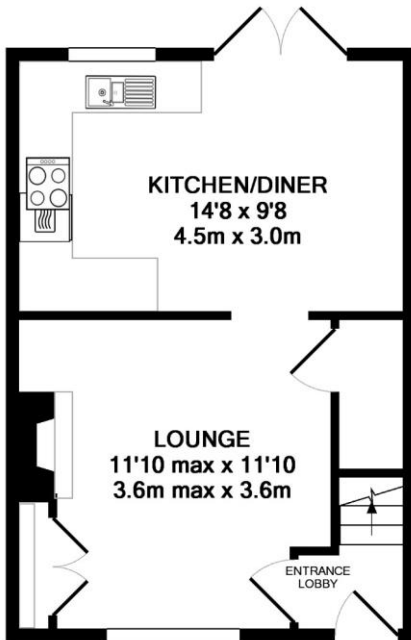
To the rear of the property is a patio finished in buff coloured slab paving with close boarded fencing to either side and an arched, close boarded screen door with latch handle from a shared pathway leading around the adjoining two properties of the terrace into, but not through, the patio of No. 145.



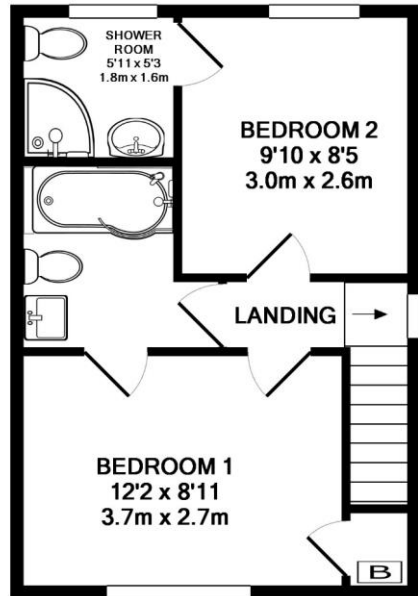
## Floor Plans

### And EPC Graph

A copy of the full energy performance certificate is available on request



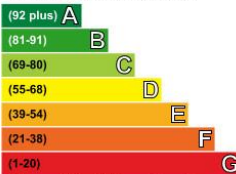
GROUND FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.4 SQ.M.)

#### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
70	84

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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**Viewing** Strictly by prior appointment with the selling agent.

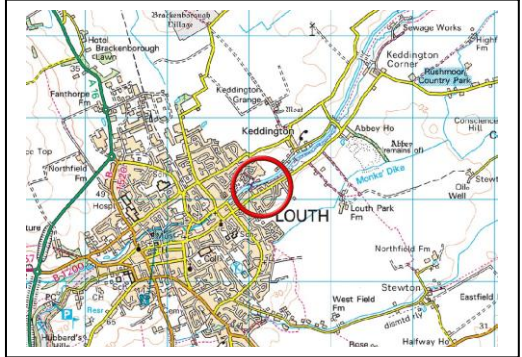
### Location

The property is located on the eastern side of Louth, a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, numerous 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, a good number of local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards 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.

### 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, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A



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