CHOICE PROPERTIES

Estate Agents

34 Eastfield Road, Louth, LN11 7AR

Price £215,000



Choice Properties are delighted to offer for sale this spacious three-bedroom property, situated in the popular market town of Louth, Lincolnshire, on the edge of the beautiful Lincolnshire Wolds. Louth is well regarded for its traditional market-town charm, independent shops, cafés, restaurants and regular markets, with attractive countryside and the scenic Hubbard's Hills nearby. The property offers versatile living accommodation, a generous rear garden with decking and two useful outbuildings, alongside a block-paved driveway providing off-road parking for multiple vehicles. Offered with No Onward Chain.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE
The Property Ombudsman
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Offering spacious and versatile accommodation throughout, complemented by a generous garden and off-road parking for multiple vehicles, the property benefits from gas central heating and comprises:-

Hallway
15'0" x 5'3"
The entrance hallway offers a bright, neutral welcome, with white walls and practical lino flooring. A radiator provides heating, with the consumer unit conveniently positioned within the hallway.

Living Room
15'7" x 9'10"
A spacious living room featuring grey carpeting and a front-facing bay window, allowing plenty of natural light to fill the space. An open fireplace provides a focal point, complemented by a radiator for added comfort.

Dining Room
7'10" x 8'3"
Open-plan to the kitchen and reception area, the dining room features ceramic tiled flooring that continues throughout, creating a cohesive feel. There is ample space for a dining table and chairs, along with room for an American-style fridge freezer, while a radiator provides heating.

Kitchen
16'9" x 5'5"
The kitchen offers generous worktop space alongside a range of fitted wall and base cabinets, providing ample storage and preparation space. A panelled splashback complements the fitted sink, while a five-ring range cooker and extractor fan complete the cooking area. A window and rear door provide natural light and convenient garden access, with additional space for a dishwasher and washing machine.

Reception Area
7'3" x 9'8"
The versatile reception area features neutral walls and double uPVC doors, providing a flexible space to suit a variety of needs. Ideal for use as an additional seating area, home office or playroom, it offers excellent potential to adapt to individual requirements.

Landing
6'9" x 2'11"
The landing features grey carpeting and a window providing natural light, with access to all bedrooms, the bathroom and the loft. The loft is fully boarded and benefits from an electricity supply, offering useful additional storage space.

Bedroom 1
11'10" x 8'2"
A spacious double bedroom situated at the rear of the property, featuring neutral walls, a large window and a radiator. There is ample room for a double bed and additional bedroom furniture, while two fitted wardrobes provide convenient built-in storage.

Bedroom 2
11'10" x 7'4"
A well-proportioned double bedroom positioned at the front of the property, featuring grey carpeting, neutral walls and a window allowing natural light. There is ample space for a double bed and additional furniture, with a fitted wardrobe providing useful storage and a radiator completing the room.

Bedroom 3
7'9" x 7'9"
A good-sized single bedroom situated at the front of the property, featuring neutral walls, grey carpeting and a window providing natural light. A vertical radiator completes the room, making this a versatile space ideal for a bedroom, home office or study.

Bathroom
8'4" x 4'3"
The bathroom comprises a three-piece suite including a W.C., hand wash basin and bath with shower over. The room features tiled walls, lino flooring, a frosted window providing natural light and a radiator.

Garden
The spacious rear garden is enclosed by fencing to either side and is predominantly laid to lawn. A small patio sits directly behind the house, with a pathway leading to a decking area at the far end, providing an ideal spot for outdoor seating. Side access to the front of the property is available via a gate. The garden also benefits from two generous outbuildings, one offering potential as a playhouse or hobby space, while the other provides convenient outdoor storage.

Driveway
A block-paved driveway to the front of the property provides off-road parking for multiple vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

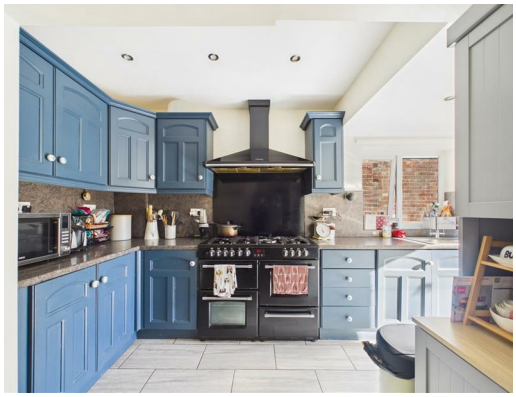
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033

Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













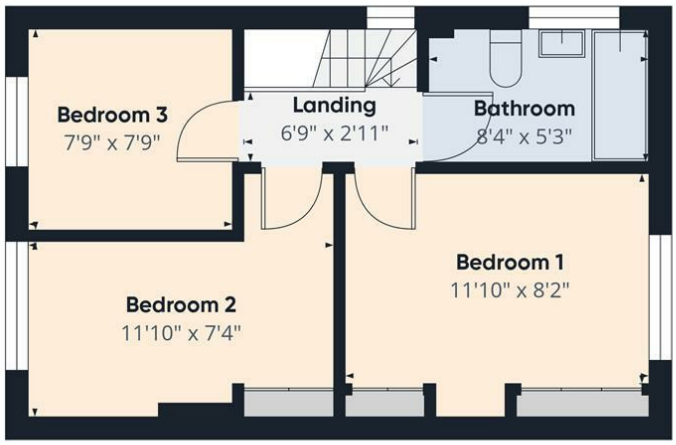









Floor 0





Floor 1

Approximate total area(1)

795 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate and the road becomes Eastfield Road. No. 34 can be found on your right hand side.

