



1 Eastfield Court
Louth LN11 7AJ

M A S O N S
SALES & LETTINGS





A two-bedroom end-terraced house with well-proportioned accommodation, uPVC double-glazing and gas central heating system together with a parking space in a courtyard at the rear. For sale with vacant possession and NO CHAIN, the property is likely to interest investors or those seeking a first or second home.

Directions

From St. James Church in the centre of town proceed south along Upgate and take the second left turn into Mercer Row. Follow the road through the shopping area to the far side of the town centre and at the two mini roundabouts carry straight on. Follow this road, (Eastgate) for some distance until the road becomes Eastfield Road at the crossroads. The property can then be found only a few yards along on the left side.

Property

We estimate this end-terraced, modern two-storey house to have been constructed during the 1980s. The property has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The windows are uPVC-framed, double-glazed units and there are white six-panel, woodgrain-effect internal doors. The property has a gas-fired central heating system with a combination boiler.

Eastfield Court is a small development of five houses within a courtyard providing pedestrian and vehicular access. The three terraced houses facing Eastfield Road each have a parking space allocated within this courtyard area and each also has its own small garden to front and rear.

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 part-glazed, (double-glazed) front door to:

Entrance Lobby

With a front window, electric light, coat hooks to wall plaque and door to the:

Lounge

A well-proportioned room which is light and airy, having dual-aspect windows to the front and side elevations. Wall-mounted gas fire with hearth, double radiator, coved ceiling and opening to the staircase with quarter landing which leads up to the first floor. The room is finished in attractive, modern two-tone grey with a white moulded dado rail on three sides and there is a further walk-through opening to a:

Lobby

With dado rail, door to the dining kitchen and a further door to a useful good-sized under stairs store cupboard with a slatted shelf.

Dining Kitchen

A surprisingly spacious room with built-in, beech-style units, having long metal handles to include base cupboards, a four-drawer base unit, roll-edge, granite-effect work surfaces with ceramic tile splashbacks and wall cupboard units. Single drainer stainless steel sink unit, gas four-ring hob and new Lamona electric oven.

Stainless steel cooker hood above the hob, space with plumbing for washing machine and space for a further appliance adjacent within an enclosure which complements the work surfaces. Further recess to the opposite corner for an additional appliance. Ideal wall-mounted, gas-fired combination central heating boiler with programmer adjacent.

This is another dual aspect room with a window to the side and rear elevation and a rear part-glazed, (double-glazed) door to outside. Oak-effect floor covering, large radiator, diffused strip light and electricity fuse box.

First Floor

L-shaped Landing

with radiator, trap access to the roof void and a recessed linen cupboard with slatted shelving. Doors off to the bedrooms and bathroom.

Bedroom 1 (front)

A spacious double bedroom which is dual aspect with a window to the front and side elevation. Large radiator and door to recessed wardrobe with clothes rail and shelf.

Bedroom 2 (rear)

Dual aspect with a window to the side and rear elevation and a radiator.

Bathroom

Light-coloured suite comprising low-level WC, pedestal wash hand basin and panelled bath with a Triton shower mixer unit above. Ceramic tile splashbacks extending to high level around the bath. Radiator, towel rail and mirror-fronted cabinet.

Outside

At the front of the house there is a small shrubby garden with capped front brick boundary wall and pillars on either side of the pathway leading to the front door.

There is a gravelled side access around the end of the house to the rear where there is a small gravelled garden with further shrubs and a small conifer tree. Steps lead up to the rear door into the kitchen with a hand rail adjacent. There is an outside wall light and there are external meter cabinets set into the side wall of the house.

As previously mentioned, the property has a single allocated car parking space within a courtyard area to the rear corner of Eastfield Court where there is also a shared, slab-paved clothes-drying area (solicitor to confirm).

Viewing

Strictly by prior appointment with the selling agent.

Location

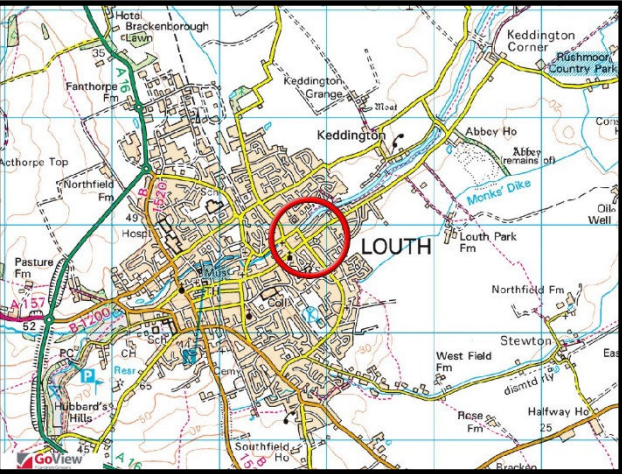
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many 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.

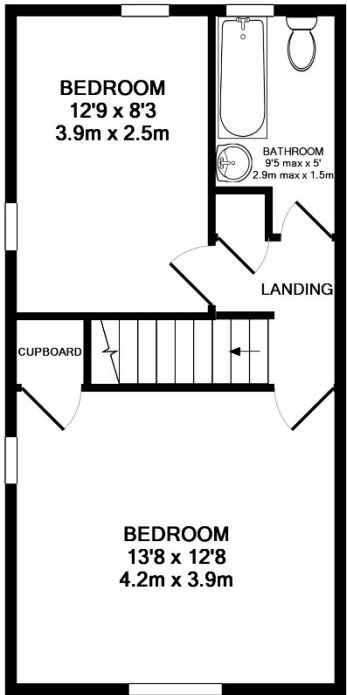
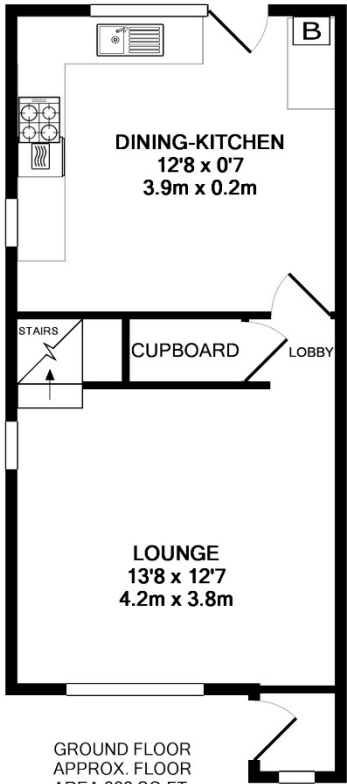
General Information

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. NB Tenure, Boundaries, parking rights and shared courtyard to be confirmed by the sellers' solicitor.



Floor Plans and EPC Graph

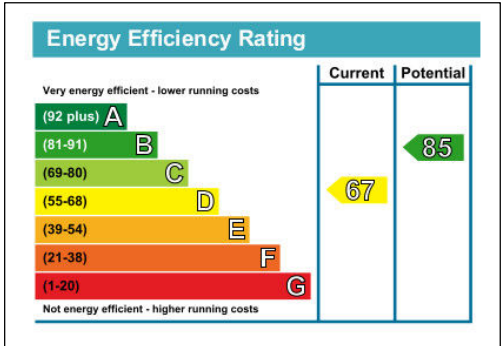
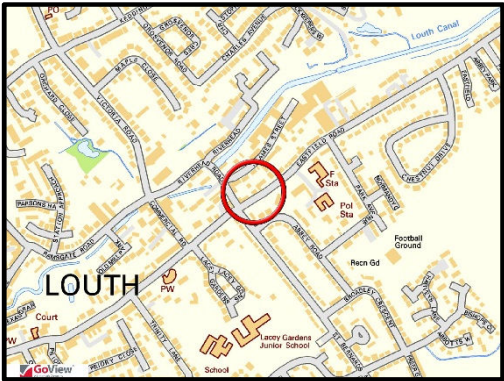
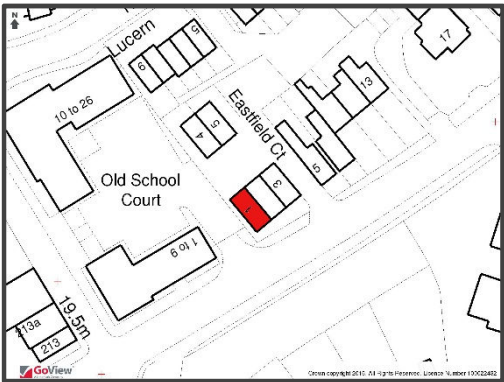


GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 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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