



2 Eastfield Court  
Louth, LN11 7AJ

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

# 2 Eastfield Court, Eastfield Road, Louth, LN11 7AJ

- Modern terraced house with accommodation of generous proportions
- Allocated car parking space within a courtyard area at the rear
- Gas central heating system and double-glazed windows
- Some modernisation required
- 2 good size bedrooms; first floor bathroom
- Entrance lobby and sitting room with fire surround for electric fire
- Spacious dining kitchen
- Small garden area to front and rear

## Directions:

From St James Church 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 2 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 would estimate that this mid-terraced 2 story house was constructed during the 1980's and the property has brick faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles. Eastfield Court is a small development of 3 terraced houses facing onto Eastfield Road and 2 similar semi-detached houses at the rear of the courtyard beyond.

The 3 terraced houses each have a parking space allocated within the courtyard area and a small garden to front and rear. Number 2 has timber framed double glazed windows and a gas central heating system.

## Accommodation:

Approximate room sizes are shown on the floorplans which are indicative of the room layout and not to specific scale.

## Ground Floor:

Hardwood part glazed multi-pane front door to the:

## Entrance Lobby:

Front window, coat hooks to wall plaque and further inner door to the:

## Lounge:



Ornamental pillared fire surround with mantel shelf and hearth suitable for an electric fire. TV and telephone sockets, radiator and wireless central heating thermostat.

In one corner a step leads through an opening onto a lower quarter landing with a smoke alarm above from which the staircase leads up to the first floor.

On the opposite corner there is an opening through to an **Inner Lobby** with an electric light and a door to a useful under stairs store cupboard.



cupboards and a single drainer stainless steel sink unit. Space with plumbing for washing machine and space for tumble dryer. Vokera gas fired condensing combination central heating boiler with integral digital programmer. Free-standing Tricity Bendix cooker with 4 electric plates, grill and oven. Textured ceiling, tile effect floor covering, striplight, radiator and electricity consumer unit with MCB's. Rear window and part glazed door to outside. Carbon monoxide alarm.

Connecting door through to the:

**First Floor:**

**Dining Kitchen:**

Spacious room with range of units having cream coloured facings and comprising base cupboards and drawers with roll edge work surfaces having ceramic tiled splashbacks, matching wall

**Landing:**

Light, radiator, smoke alarm and recessed airing cupboard with shelving and central heating pipes running through the lower part.



**Bedroom One (Front):**

Spacious double room with radiator, textured ceiling and recessed wardrobe with clothes rail and shelf. Window to front elevation.

**Bedroom Two (Rear):**

Smaller double room or large single with radiator, textured ceiling and rear window.

**Bathroom:**

“L” shaped and having a light coloured suite comprising low level WC, pedestal wash hand basin and panelled bath with Redring electric shower unit over. Radiator, textured ceiling and rear window.

**Outside:**

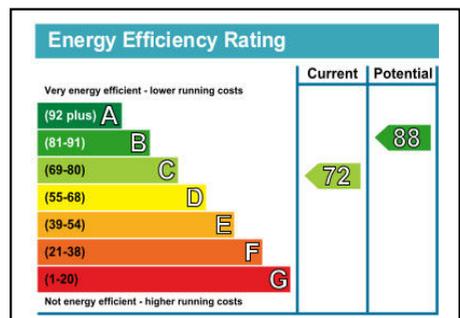
At the front of the property there is a small garden behind a capped brick boundary wall with a pillared opening and pathway leading to the main entrance. The garden has flower and shrubby beds on each side of the path.

To the rear of the property there is a further small garden area with steps and handrail leading up to the rear door into Kitchen. The garden is finished in slab-paving and a gravel area suitable for flowerpots and tubs whilst also providing space for wheelie bins. Rear outside light and an external water tap.

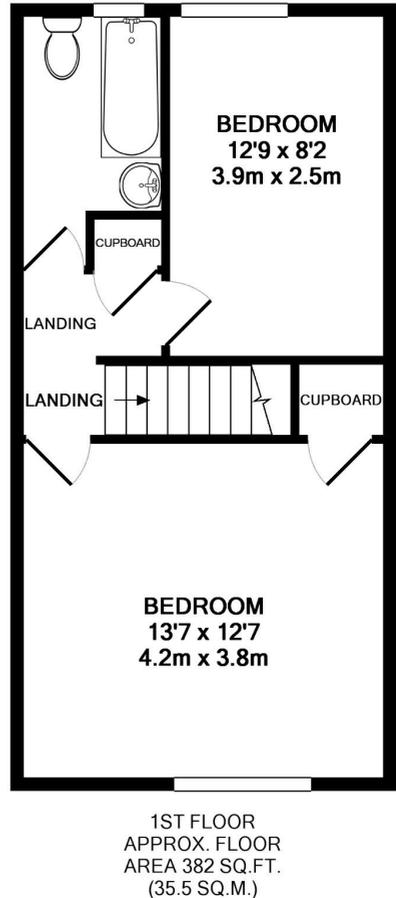
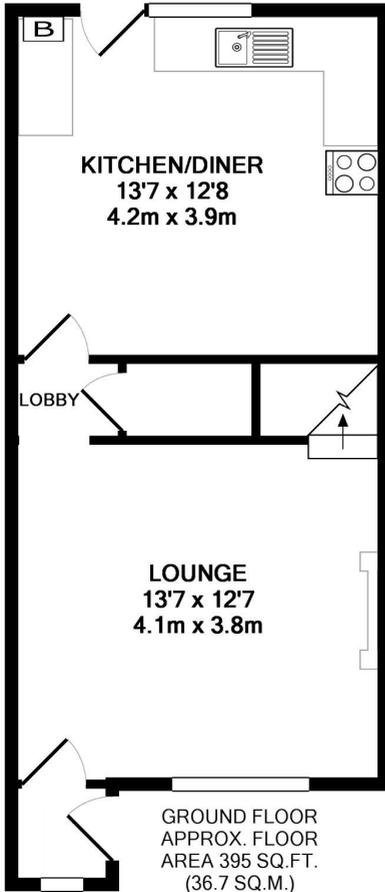
Single allocated car parking space within the courtyard area to the rear corner. Part of the common access area shared by the houses has developed into a shared clothes drying area over the years though this is not described as such within the legal title.

**Viewing:**

Strictly by prior appointment through the selling Agent.



# Floor Plans



**TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 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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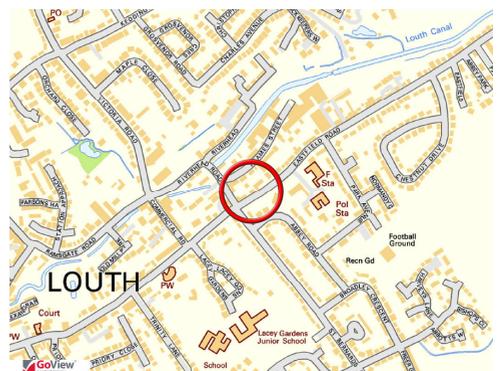
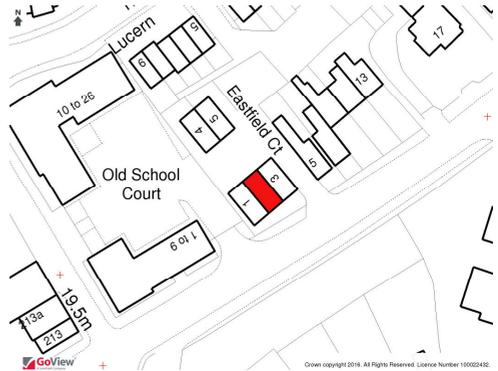
## Location

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, 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.

## Important 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 the accuracy of 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 on sale. The property is understood to be connected to mains water, electricity, gas and drainage but no public utility searches have been made at this stage. Gas Central Heating System. The property is in Council Tax Band A.



Cornmarket, Louth, Lincolnshire LN11 9QD

T 01507 350500

F 01507 600561

### Important Notice

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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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