CHOICE PROPERTIES
Estate Agents

143 Eastfield Road, Louth, LN11 7AS

Reduced To £145,000

Choice Properties are delighted to bring to market this beautiful mid terraced town house situated on Eastfield Road located in the thriving market town of Louth. The property benefits from large windows throughout the property which creates a light and airy living space which features a kitchen, living room, utility room, downstairs shower room, and three bedrooms. To the exterior, the property boasts a fully enclosed courtyard style garden with outbuildings fitted with power and lighting. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Entrance Hall
3'10 x 6'8
With composite entrance door. Radiator. uPVC window to side aspect. Access to loft space via loft hatch. Consumer unit and meters. Internal door to living room. Internal door to hall.

Living Room
12'0 x 19'7
Fitted with a multi fuel burner in fireplace with slate hearth and brick surround. Under stairs storage cupboard with fitted shelving and power. Large bow uPVC window to front aspect. uPVC window to side aspect. Radiator. Power points. Telephone point. Tv aerial point. Internal door to kitchen.

Kitchen
8'1 x 15'10
Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with pull out extractor over. One and a half bowl ceramic sink with mixer tap and drainer. Integral oven. Space for fridge freezer. Plumbing for washing machine. Part tiled walls. Tiled flooring. uPVC window to rear aspect. Radiator. Power points. Internal door to utility room.

Utility Room
6'2 x 4'4
With fitted shelving. 'Ideal' gas boiler. External uPVC door leading to garden. Power points. Internal door to shower room.

Shower Room
6'2 x 9'8
Fitted with a three piece suite comprising of a large walk in waterproof panelled shower, a wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Fully tiled walls. Tiled flooring. Heated towel rail. Fitted storage space. Extractor. Spot lighting.

Hall
3'3 x 3'0
Staircase leading to first floor landing.

Landing
4'9 x 2'6
Access to loft via loft hatch. Internal doors to all first floor rooms.

Bedroom 1
12'0 x 8'11
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Fitted floor to ceiling wooden corner cupboard which provides access to a walk in wardrobe. Feature fireplace.

Bedroom 2
7'2 x 9'11
Double bedroom with large uPVC window to rear aspect. Cornered off area housing the hot water tank and fitted shelving. Radiator. Power points. Tv aerial point.

Bedroom 3
7'5 x 9'10
Small double bedroom with uPVC window to rear aspect. Radiator. Power points.

Garden
To the rear, the property has a fully enclosed courtyard style garden with block paved flooring and fencing to the perimeter. The garden has a variety of outbuildings including three garden sheds fitted with power and lighting and a green house. The property also boasts a front garden which is mostly laid to lawn and is home to a variety of plants which flood the garden space with light and colour.

Parking
There is a parking space found to the front of the property.

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
By appointment through Choice Properties on 01507 860033.

Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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)

743 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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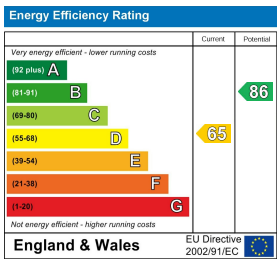
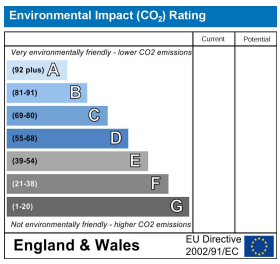
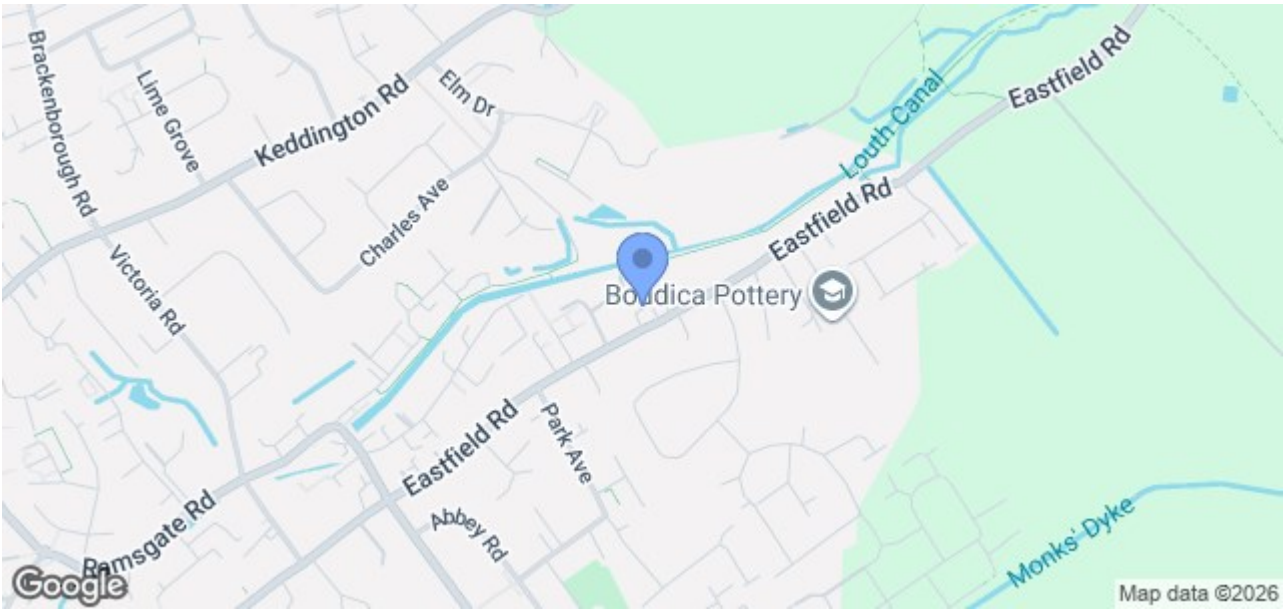
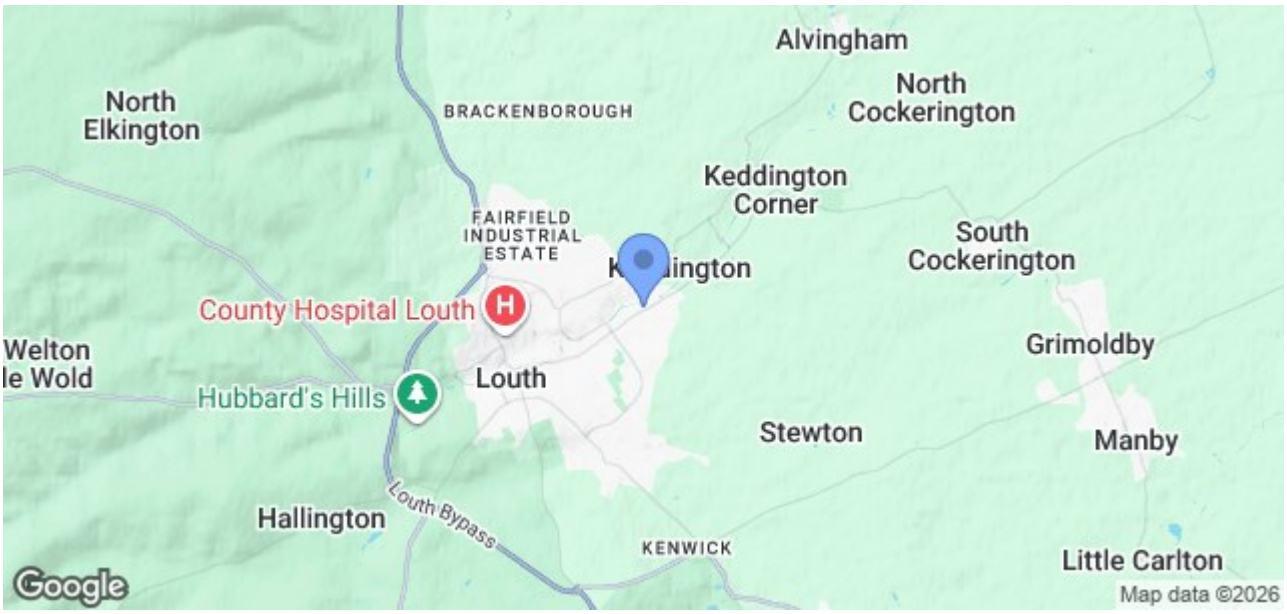
Directions

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. After a short while turn left onto an access road and No. 143 can be found on your left hand side.