



**EASTFIELD RISE, LOUTH**

**£475,000**



Nestled in the charming area of Eastfield Rise, Louth, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity.

The house boasts two well-appointed bathrooms, making it convenient for busy households. The layout is thoughtfully designed to enhance both privacy and communal living, allowing for a harmonious balance between family time and personal space.

This property not only offers ample living space but also the opportunity to create a home that reflects your personal style. Whether you are looking to entertain guests or enjoy quiet evenings with loved ones, this house provides the perfect backdrop for all your lifestyle needs.



## Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln. It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

## Accommodation

### Entrance Hallway

A large and welcoming hallway offers 2 radiators, the staircase to first floor, alarm system controls, cloak cupboard. and doors opening to all ground floor accommodation

### Cloakroom

2'10" x 6'8"

W/c, wash hand basin, uPVC double glazed window to side, towel radiator, Manrose extractor fan.

### Study/Bedroom 5

9'2" x 9'11"

A useful space ideal for a home office or potential to use as a fifth bedroom. This room offers a radiator, uPVC double glazed window to front, and a useful storage cupboard.

### Living Room

19'11" (+ bay 22'2" max) x 13'8"

An excellent space relax and unwind with large uPVC double glazed windows to front and rear providing an abundance of natural light, especially via the walk in bay, a centrally located gas fireplace with marble effect hearth with wooden mantle and two radiators, double doors open the dining room.

### Dining Room

9'9" x 13'3"

Ideally situated off the living room and conservatory to provide an ideal space for entertaining. This area consists of a radiator, and uPVC double glazed window to rear. and open access to the conservatory and access to the Living room via double doors.

### Conservatory

12'9" x 9'1"

A perfect room to overlook the beautiful garden, located to the rear of the property is the well appointed conservatory with uPVC double glazed windows to sides and doors to directly to the rear garden, blinds to ceiling, radiator, rose pattern window features, Mylek heater, and a ceiling fan with 3 way light fitting.

### Breakfast Kitchen with Utility Space

19'10" x 9'11"

An excellent room with a range of high gloss wall, base and drawer units with contrasting worktops and breakfast bar, stainless steel sink and drainer, integrated dishwasher, wine fridge, electric oven and five ring Neff gas hob with extractor hood over. Further section offers base units with space for a washing machine and tumble dryer with recess for American fridge freezer and water dispenser with cupboard over, stainless steel sink, wall mounted gas boiler, towel radiator, tile flooring, uPVC double glazed windows to front and rear, uPVC double glazed door to side.

### First Floor Landing

A Large open space with uPVC double glazed window to front, airing cupboard with hot water cylinder, radiator, loft access hatch.

### Principle Bedroom

13'10" x 13'8"

A large double room with radiator, and uPVC double glazed window to front,

### Walk In Wardrobe

2'11" x 5'6"

With hanging and shelving.

### Walk In Wardrobe 2

6'7" x 5'8"

With hanging and shelving, Manrose extractor.

### Ensuite Bathroom

5'7" x 6'7"

A recently installed modern suite with wash hand basin with vanity unit, towel radiator, low flush w/c, corner shower cubicle with Aqualisa shower, touch lighting mirror, shaver point, fully tiled, uPVC double glazed window to rear.

#### Bedroom 2

9'8" x 13'3"

A good sized double room with a radiator, uPVC double glazed window to front.

#### Bedroom 3

9'4" x 10'0"

with radiator, uPVC double glazed window to side, fitted wardrobes/cupboards to one wall.

#### Bedroom 4

10'2" x 10'0"

with radiator, uPVC double glazed window to rear, triple fitted sliding door wardrobes.

#### Family Bathroom

6'5" x 12'7"

A recently modernised bathroom with suite comprising modern bathtub with central mixer taps, floor to ceiling radiator, low flush w/c, large walk in shower cubicle with glass screen and Aqualisa electric shower, large wash hand basin with storage unit and mixer tap, uPVC double glazed windows to rear, smart mirror, shaver point, fully tiled walls.

#### Double Garage

17'10" x 17'10"

A useful double garage with electric roller door, side personnel door, ample storage above roof joist beams, electricity supply.

#### Gardens

The landscaped gardens wrap around the property and provide decorative mature shrubs and trees.

With several patio areas located in differing positions offering ideal spaces for entertaining and socialising. A central pond with stream and bridge is a welcome addition with complimentary floral and shrub areas only enhancing its charm.

The front of the property provides areas of mature plants, trees and shrubs and an extensive driveway leads to the property and offers parking for numerous vehicles.

#### Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

#### Council Tax Band

East Lindsey Council Tax Band F.

#### Tenure

The property is believed to be freehold and we await solicitors confirmation.

#### Brochure Prepared

April 2026

#### Opening Hours

Monday to Friday 9:00am to 5:00pm

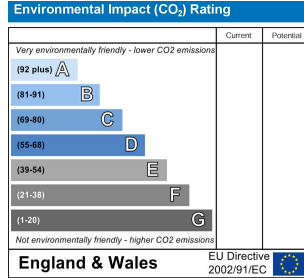
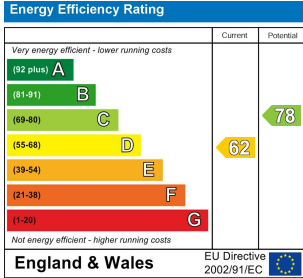
Saturday 9:00am to 1:00pm

#### Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)







To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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