



8 Mallard Ings
Louth
LN11 0FD

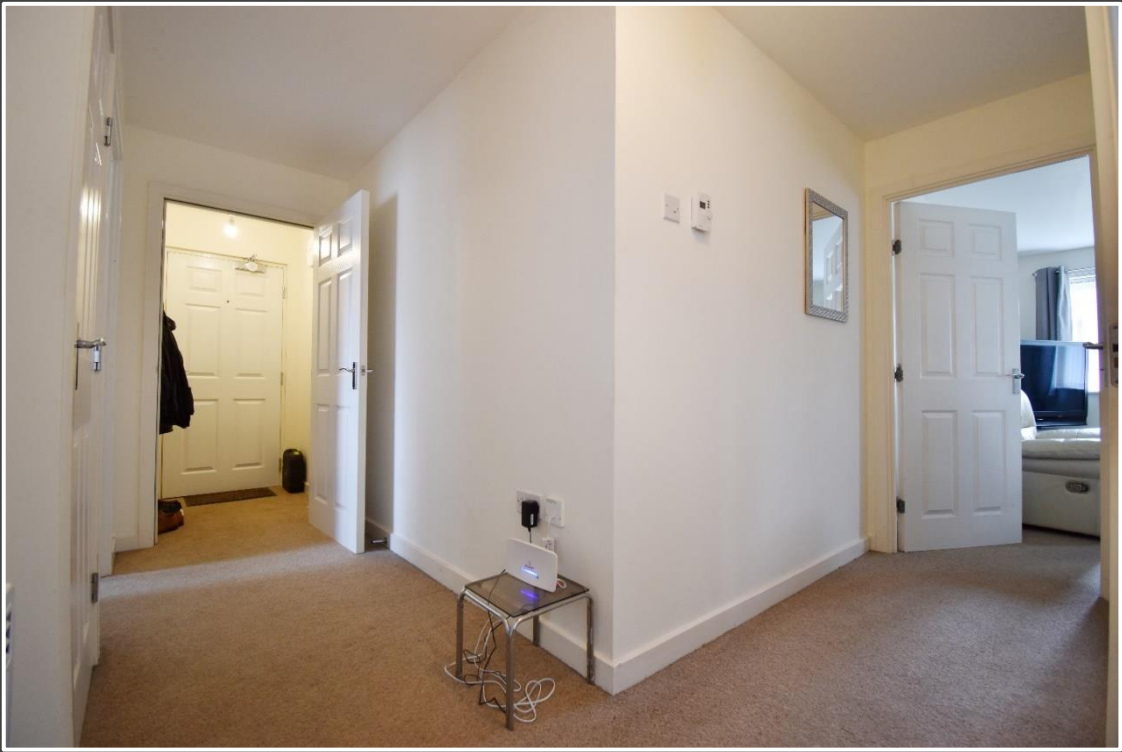
M A S O N S
— EST. 1850 —

Situated in the popular market town of Louth is this very well presented ground floor two-bedroom flat benefitting from its own private parking space and being positioned just a short walk to local amenities and the town centre. Internally, the property benefits from a modern kitchen with built-in appliances, two smart bathrooms, one being en suite to the master bedroom and a further second double bedroom. To the rear is a large and bright lounge having a peaceful outlook overlooking the Louth canal. Early viewing is recommended on this ideal first time buy or investor purchase.









Directions

From St. James' church travel south along Upgate and take the second left turning to Mercer Row. Follow the road through the town centre and at the two mini roundabouts carry straight on. Continue for some distance, passing the left turning to Commercial Road and then at the crossroads turn left along Riverhead Road. At the left bend turn right onto Riverhead and proceed around a couple of bends in the road and Mallard Ings will be found on the right.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Communal Entrance Hall

Accessed via a secure entrance door with intercom system to the shared hallway, having mailbox located to wall and shared understairs cupboard housing the electric meter. Entrance to flat via solid timber door.

Porch and Hallway

Space housing the electricity consumer unit, coat hooks to side and intercom phone system. Carpeted flooring with further door into hallway having neutral decoration and timber doors to main principal rooms, smoke alarm to ceiling, electric radiator to wall. Central heating control unit and door into the cupboard housing the large electrically heated immersion tank.

Lounge/Diner

A generously proportioned reception room having double windows overlooking the Louth canal, neutral decoration, carpeted floorings, electric radiator to one end and an opening into:

Kitchen

Range of base and wall units finished in matt white with contrasting oak pelmets, roll top laminated work surfaces with matching upstand, built-in Beko single electric oven and electric hob and extractor above, stainless steel sink with mono mixer tap, space under counter for

washing machine and fridge, window to side and having extractor fan to wall, spotlights to ceiling and vinyl cushion flooring.

Bedroom 1

A spacious double bedroom with window to the front, neutral decoration and carpeted flooring having a door into:

En Suite Shower Room

Frosted glass window to the front and a white suite consisting of low-level WC, wash hand basin and storage shelf with mirrored door, shower cubical having tiling to all wet areas with folding door and Mira electric unit. Extractor to ceiling and Dimplex heater to wall, vinyl cushion flooring and heated towel rail.

Bedroom 2

A further double bedroom with window to the front, neutral decoration and carpeted flooring.

Bathroom

Three-piece suite consisting of low-level WC, wash hand basin, panelled bath with tiling to wet areas, vinyl cushion flooring and heated towel rail with Dimplex heater to wall, extractor fan to ceiling and mirrored cabinet above the basin.

Tenure

We are advised by the vendor that the property is leasehold, having a 125 year lease from 1st January, 2012. Ground rent is believed to be chargeable at £300 per year. The property is also liable for maintenance charges and last year this amounted to £780 including the buildings insurance.

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 Hubbard's 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.

Viewing

Strictly by prior appointment through the selling agent.

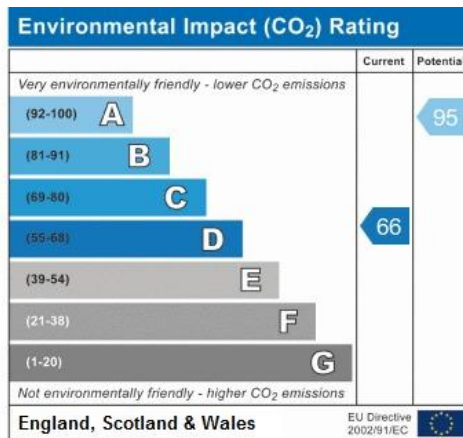
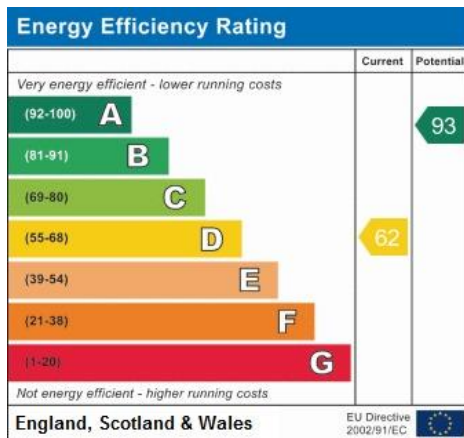
General Information

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

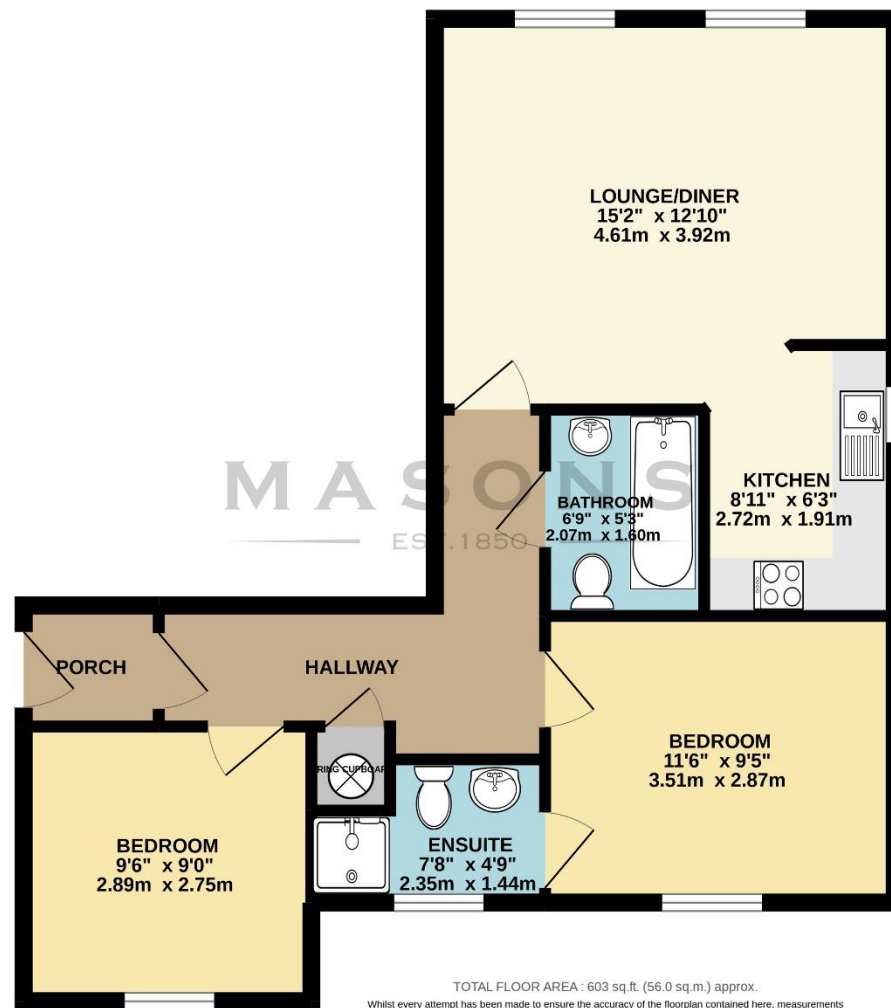
and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage with electric central heating but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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(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.

MASON'S
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