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## Mallard Ings, Louth



When it comes to  
property it must be

  
lovelle



£118,000



Located in a popular residential area of the market town of Louth is this superb opportunity to acquire a two bedroom ground floor apartment. The property is well portioned and is briefly made up of an entrance hall, lounge, kitchen, two bedrooms, an en-suite shower room and a bathroom as well as benefitting from an allocated, numbered, parking space to the front of the block. This property is being offered with No Onward Chain.

#### Key Features

- Popular Residential Area
- Ground Floor Apartment
- Well Maintained Communal Areas
- Two Bedrooms
- Lounge & Kitchen
- Ensuite Shower Room & Bathroom
- Allocated Parking Space
- EPC rating C
- Tenure: Leasehold





## Communal Entrance

Accessed up four steps the front door with security system opens to spacious communal hall with stairs leading to first and second floor. Number 6 Mallad Ings is situated on the ground floor on the left hand side.

## Entrance Hall

Entrance door opening from the communal area into a cloakroom area with wall mounted electric consumer unit and intercom system. Additional door opening to the remainder of the entrance hall. Cupboard housing the hot water cylinder. Telephone point. Electric radiator. Doors leading to lounge, bedrooms and the bathroom.

## Lounge/Diner

15'2" x 12'7" (4.6m x 3.8m)

Double glazed windows to the rear elevation looking out to Louth Canal. TV aerial, satellite and telephone points. Electric radiator. Open through to the kitchen.

## Kitchen

5'10" x 8'10" (1.8m x 2.7m)

Double glazed window to the side elevation. Fitted with a range of wall and base units with complementary worksurfaces over incorporating a stainless steel, single bowl sink unit with mixer tap and drainer. Built in electric fan oven with four ring electric hob and stainless steel chimney style extractor over. Plumbing for washing machine. Space for fridge freezer. Extractor fan.

## Bedroom One

9'2" x 11'6" (2.8m x 3.5m)

Double glazed window to the front elevation. TV aerial point. Electric radiator. Door leading to the ensuite shower room.

## Ensuite Shower Room

6'10" x 4'4" (2.1m x 1.3m)

Double glazed window to the front elevation. Fitted with a three piece suite comprising of a shower cubicle with electric shower accessed through the bi fold glass door, close coupled dual flush WC and pedestal wash hand basin. Tiling to splash areas. Extractor fan. Heated towel rail and additional electric wall heater.

## Bedroom Two

8'7" x 9'1" (2.6m x 2.8m)

Double glazed window to the front elevation. Two fitted rails. Electric radiator.

## Bathroom

5'3" x 6'4" (1.6m x 1.9m)

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled dual flush WC. Tiling to splash areas. Extractor fan. Heated towel rail and additional electric wall heater.

## Outside

To the front of the property there is a tarmacked car park of which 6 Mallard Ings benefits from an allocated and numbered parking space. As well as access to the communal dustbin area.

## Tenure

The tenure of this property is Leasehold with a lease tenure running for 125 years from 2012.

## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is electric heating.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of A.

<https://www.e-lindsey.gov.uk/>

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

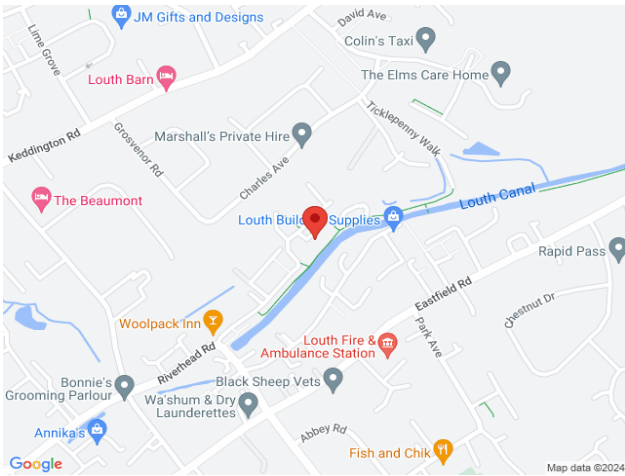
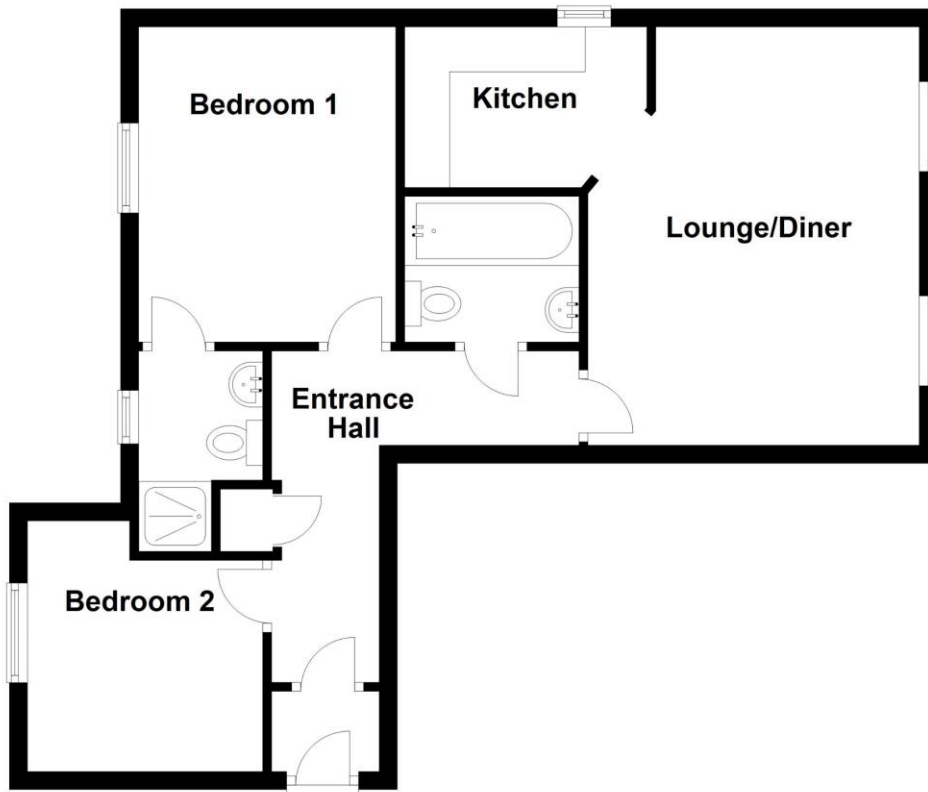
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## Ground Floor



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