



**13 Northgate Court, Louth, LN11 0LZ**

**Asking Price £89,000**

**\*NO ONWARD CHAIN\***

TES Property offer for sale a fantastic opportunity to purchase a one bedroom ground floor flat located in the heart of Louth town, within walking distance to all amenities. The flat comprises an entrance hall with bedroom, shower room and open plan kitchen lounge diner with electric heaters throughout. An allocated parking space is located to the rear of the flat in the communal courtyard.



### **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.

### **Entrance Hall**

With access to all rooms, built in storage cupboard and additional airing cupboard which is fitted with shelving and houses the hot water cylinder. Consumer unit and electric heater.

### **Open Plan Kitchen Lounge Diner 16'7" (max) x 13'1" (max) (5.06m (max) x 3.99m (max))**

#### **Kitchen**



The kitchen is fitted with a range of wall, base and drawer units with a contrasting worktop over, under counter space for washing machine and larder fridge. One bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, window to the rear and a integrated oven with four ring hob and extractor over.

### **Lounge Diner**



With uPVC double glazed bay window to the front, coving and artex to the ceiling and electric storage heater.

### **Bedroom 7'7" x 10'9" (2.33m x 3.30m )**



With uPVC double glazed window to the front and electric heater.

### **Shower Room 6'5" x 5'6" (1.98m x 1.69m )**



Fitted with a three piece suite consisting of a walk in shower with certain rail, wash hand basin and W.C. Wooden single glazed window to the rear, fully tiled walls, lino flooring, heated towel rail and shaving point.

### **Outside**



The flat benefits from an allocated parking space which is accessed from behind the building.

### **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.

### **Tenure**

The property is leasehold with 999 year lease from 2015.

### **Total Floor Area**

37m<sup>2</sup> / 398ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band A

### **Brochure Prepared**

October 2024.

### **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)

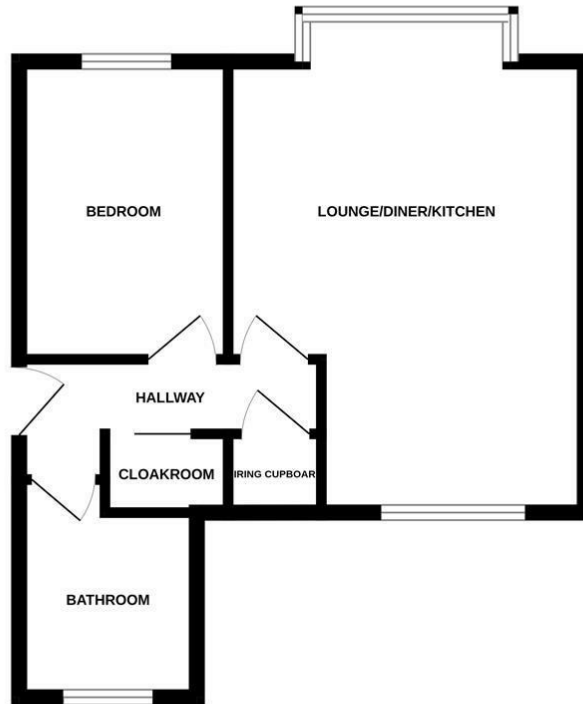
### **Opening Hours**

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

Saturday 9:00am to 1:00pm

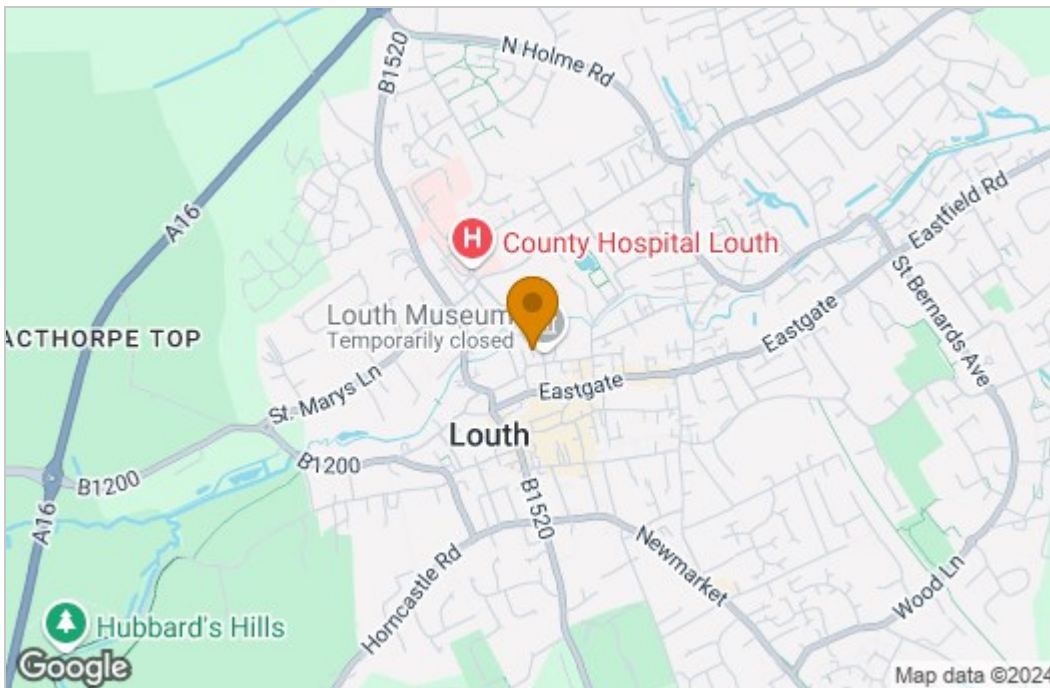
# Floor Plan

## GROUND FLOOR

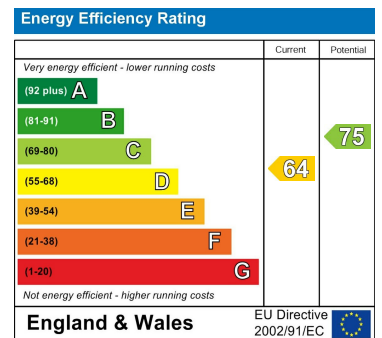


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



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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