



**Mallard Ings, Louth, LN11 0FD**

**Asking Price £120,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this beautifully presented first floor apartment located in a popular location overlooking Louth canal. Internally this attractive property comprises two double bedrooms with an en-suite off bedroom 1, an additional bathroom, kitchen and lounge diner with views over the canal. Externally benefitting from an allocated parking space.

Whether you are a first time buyer or looking for an investment, viewing is a must to truly appreciate what is to offer!



### 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.

### Communal Entrance



Stairs up to:-

### Entrance 6'5" x 4'3" (1.97m x 1.305m)

Door into entrance lobby where there is a consumer unit and door into the hallway.

### Hallway

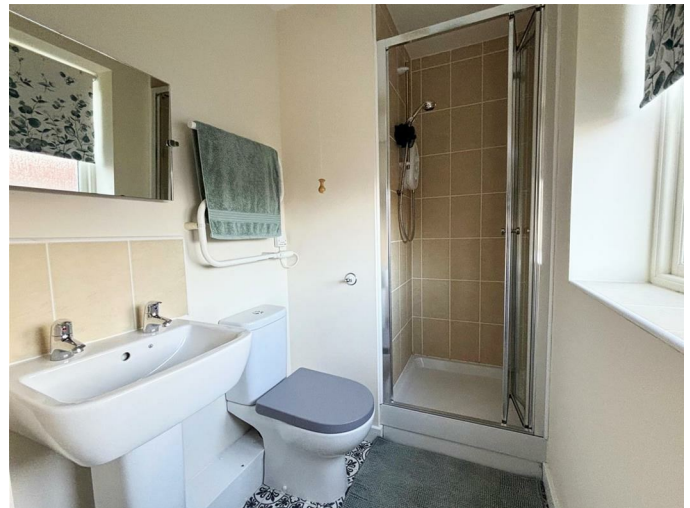
Doors lead to both bedrooms, the bathroom and living room. There is a smoke alarm, electric radiator and airing cupboard which houses the hot water cylinder.

### Bedroom 1 11'6" x 9'3" (3.524m x 2.834m)



Double bedroom with double glazed window to the front, electric radiator and door into en suite.

### En Suite 7'6" (max) x 4'4" (2.288m (max) x 1.337m)



Fitted with a three piece suite consisting of a shower cubicle with folding door, W.C. and wash hand basin. There are tiled splashbacks, double glazed window to the front, extractor, electric heater and heated towel rail.

**Bedroom 2 9'1" x 9'7" (max) (2.786m x 2.945m (max))**



Double bedroom with double glazed window to the front and electric radiator.

**Bathroom 6'4" x 5'4" (1.953m x 1.633m)**



Modern bathroom fitted with a panelled bath, W.C and wash hand basin, with tiled splashbacks, extractor, electric heater and heated towel rail.

**Lounge Diner 15'3" (max) x 12'7" (4.658m (max) x 3.856m)**



Bright and airy room with two double glazed windows to the rear, electric radiator, T.V aerial point and opening into the kitchen.

**Kitchen 8'10" x 5'10" (2.712m x 1.795m)**



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap. There is an integrated oven with 4 ring hob over with extractor above, space for larder fridge, space and plumbing for washing machine, double glazed window to the side side and extractor.



## Outside



There is a communal area for bins and one allocated parking space.

### Tenure

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

### Services

Mains water, 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.

### Brochure Prepared

January 2026

### Council Tax Band

East Lindsey District Council Tax Band A.

### 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

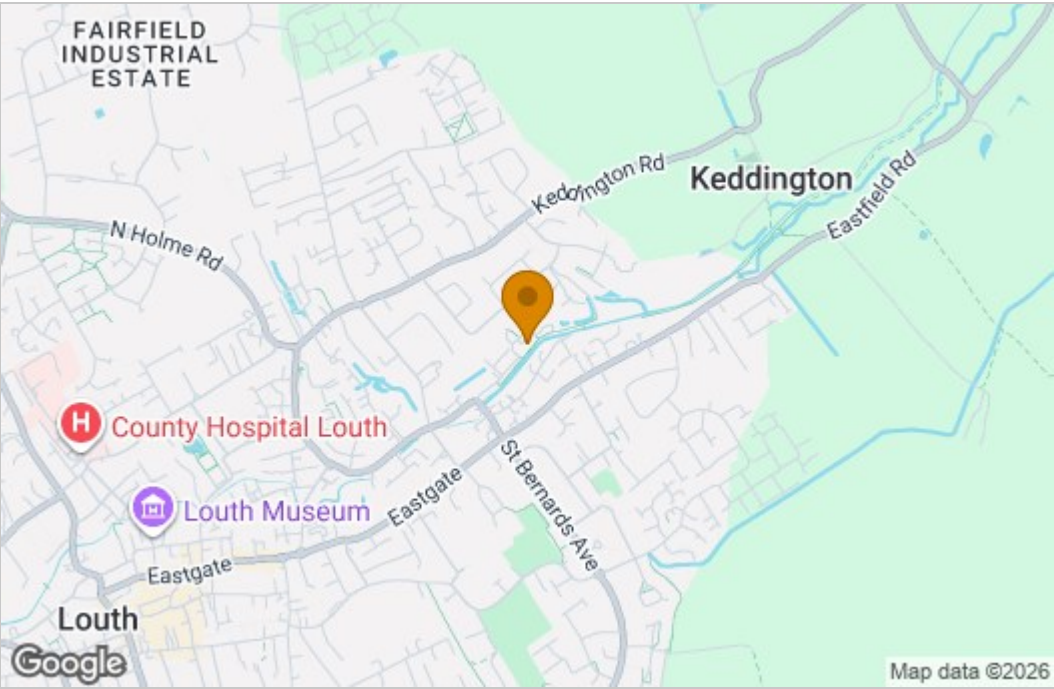
Saturday 9:00am to 1:00pm

Floor Plan

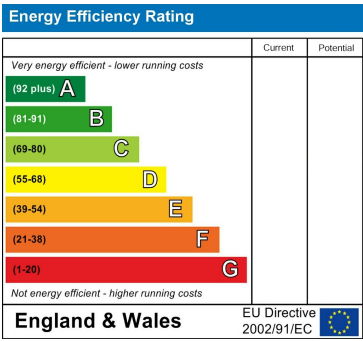
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



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.