



Flat D, 37 Westgate

Louth

M A S O N S

SINCE 1850

Flat D, 37 Westgate

Louth, LN11 9YQ



First-floor one-bedroom flat

Highly desirable Westgate location

Minutes' walk from Louth town centre

Georgian period property

Views towards St. James' Church

Shared courtyard and secure store

Well-presented kitchen and bathroom

Cash buyers only – 53-year lease

A rare opportunity to acquire a first-floor one-bedroom flat in the highly desirable Westgate area of Louth, just a few minutes' walk from the town centre and enjoying views towards the spire of St. James' Church. Situated within a Georgian period property in the Conservation Area, the flat offers well-presented accommodation comprising kitchen, lounge, double bedroom and bathroom, together with access to a shared courtyard and secure outside store. The property is suitable for cash buyers only due to the length of the remaining lease.

The property is leasehold and is accessed from Westgate via a communal entrance hall and staircase. The flat enjoys views towards Louth town centre and St. James' Church spire. Heating is provided by electric heaters.

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The accommodation begins with a fitted kitchen featuring a range of gloss white wall and base units with stone-effect worktops, stainless steel sink, hob, space for fridge and washing machine, together with tiled splashbacks and a large sash window. A bright and spacious lounge enjoys a large original sash bay window and provides a comfortable living space.







An inner hallway provides access to the remaining accommodation and includes loft access. The double bedroom is well proportioned and overlooks the courtyard, while the bathroom is fitted with a WC, wash hand basin and panelled bath with electric shower over, complemented by tiled walls, vinyl flooring and an airing cupboard housing the hot water cylinder and immersion heater.

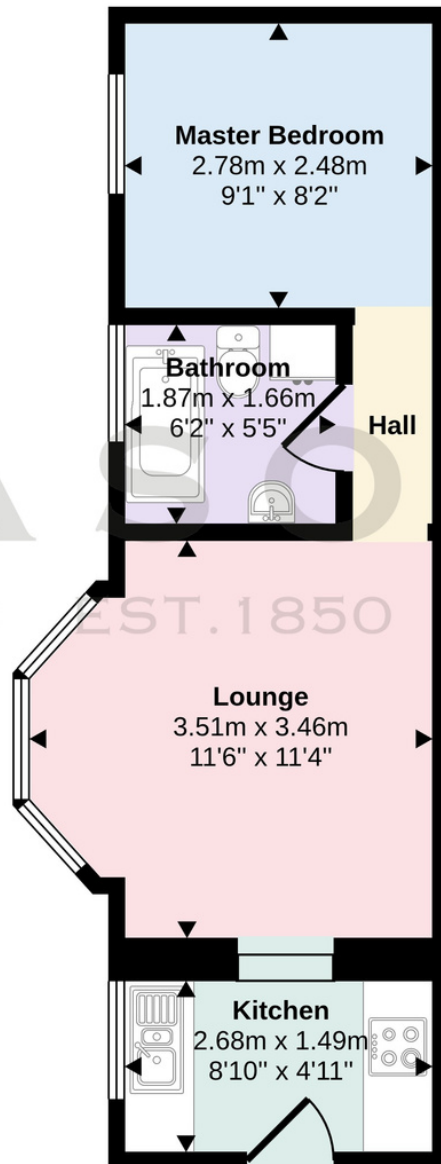
Outside, there is a shared courtyard accessed via a separate alleyway from Westgate, providing bin storage and an outside tap. The property also benefits from a private, secure outside store offering useful additional storage space.







Approx Gross Internal Area
28 sq m / 305 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Leasehold - We are advised by the vendor that the property is leasehold with approximately 53 years remaining and a £50 per annum maintenance fee. The property is suitable for cash buyers only.

Location

What3words: ///buck.market.spoken

Directions

Walk down Westgate away from the church, after passing school house lane the building is on the left. There is a separate entrance to the shared courtyard.

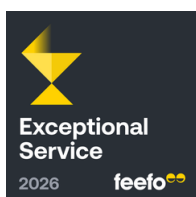
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