



6 Church Close

Louth

MASONS
— Celebrating 175 Years —



6 Church Close

Louth
LN11 9LR

No forward chain

Purpose-built ground floor flat

A few paces from the town centre

West conservation area

Leasehold with 149 years to run at peppercorn

Parking space in courtyard

Gas central heating system

Double glazed windows

A rare opportunity in this location

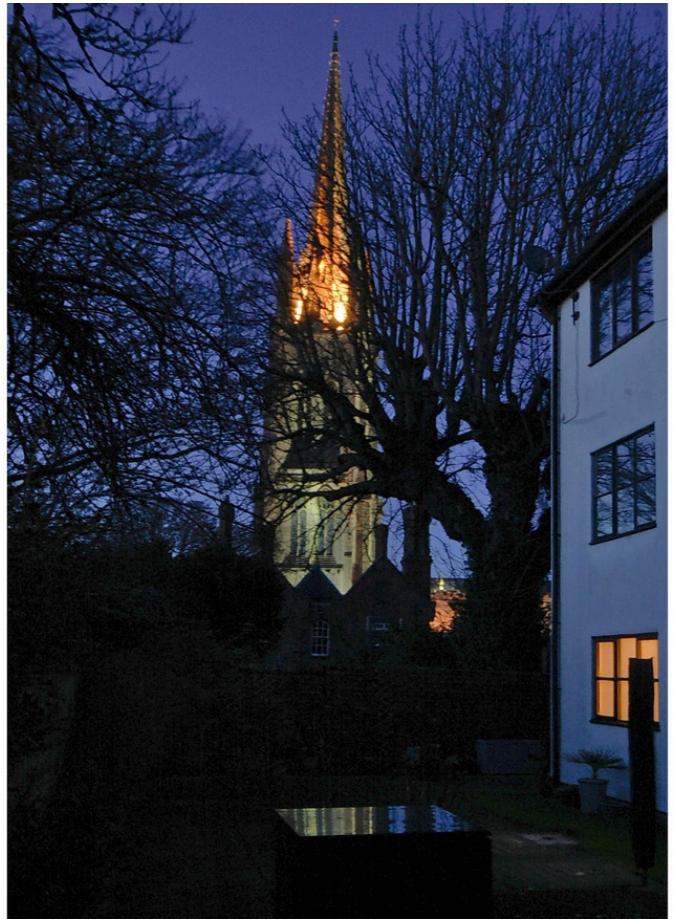
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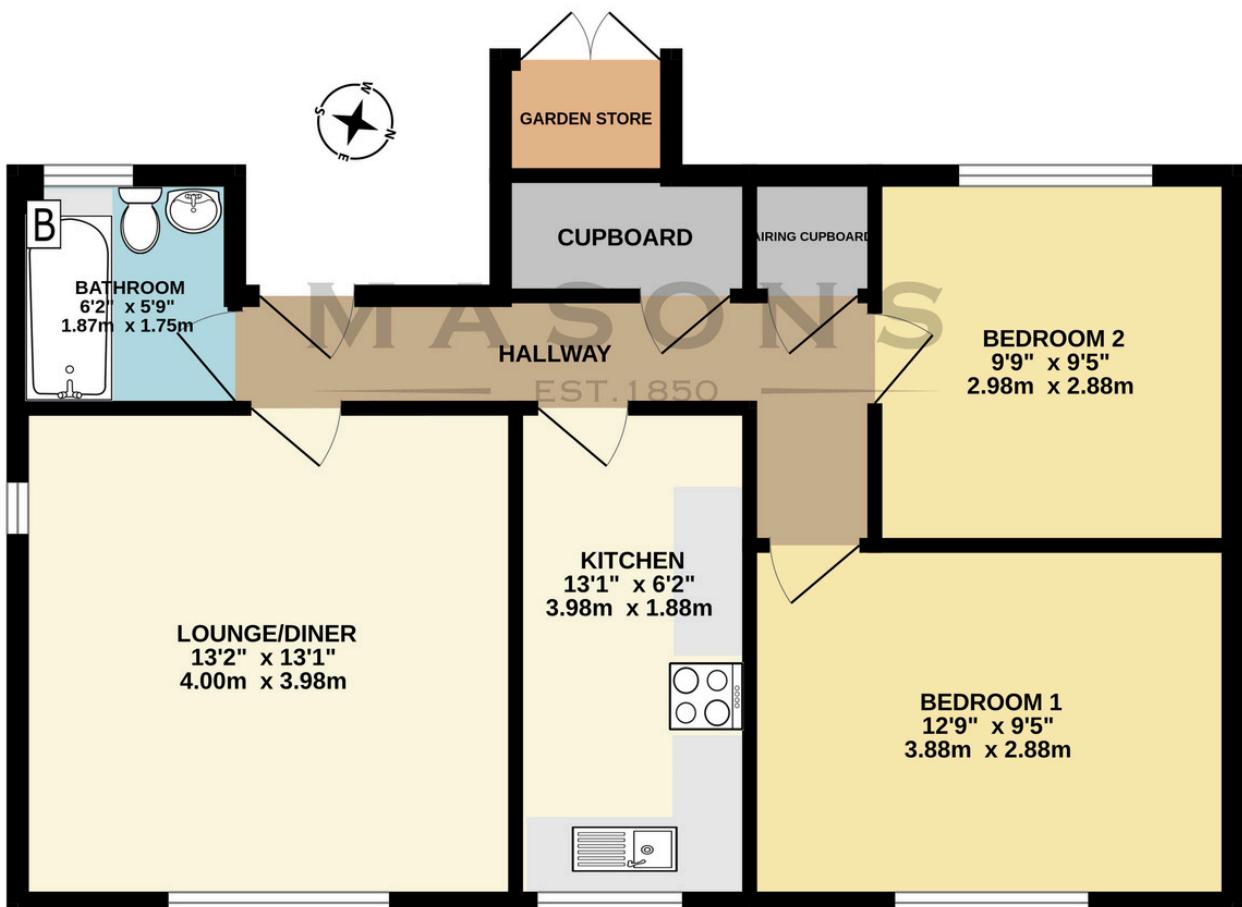


Perfectly positioned within Louth's desirable West Conservation Area, this purpose-built ground-floor flat offers a rare combination of tranquility and convenience. Just moments from the town centre's vibrant amenities and the scenic Westgate Fields, the property also boasts captivating views of St James Church. With two bedrooms, a spacious lounge/diner, and a modern breakfast kitchen, this flat provides comfortable living in an enviable location. Additional features include gas central heating, double-glazed windows, and an allocated parking space.

Step inside to discover thoughtfully designed interiors that balance style and functionality. The bright lounge/diner, with its wide front window and courtyard views, creates an inviting space to relax or entertain, while the smaller side window adds additional natural light. The breakfast kitchen is both stylish and practical, featuring a range of painted units, tiled splashbacks, and onyx-effect worktops, along with ample space for a fridge-freezer and washing machine. The two double bedrooms offer flexibility for guests or a home office, with the principal bedroom overlooking the charming courtyard and the second bedroom enjoying serene views of the communal garden and the iconic church spire. The bathroom is smartly finished with a white suite, including a mixer tap shower over the bath, and houses the efficient combi boiler in a convenient wall cupboard.

Outside, the property offers a delightful mix of shared and private amenities. The communal courtyard garden is thoughtfully landscaped with gravel beds, mature shrubs, and cozy seating areas, providing the perfect spot to unwind. From here, you can enjoy stunning views of the St James Church spire, particularly magical when illuminated against the night sky. Practical features include a useful integral store for bikes or gardening tools and an allocated parking space conveniently located within the courtyard. With its blend of charm, practicality, and an unbeatable location, this flat is ideal for those seeking a peaceful home close to the heart of Louth.





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

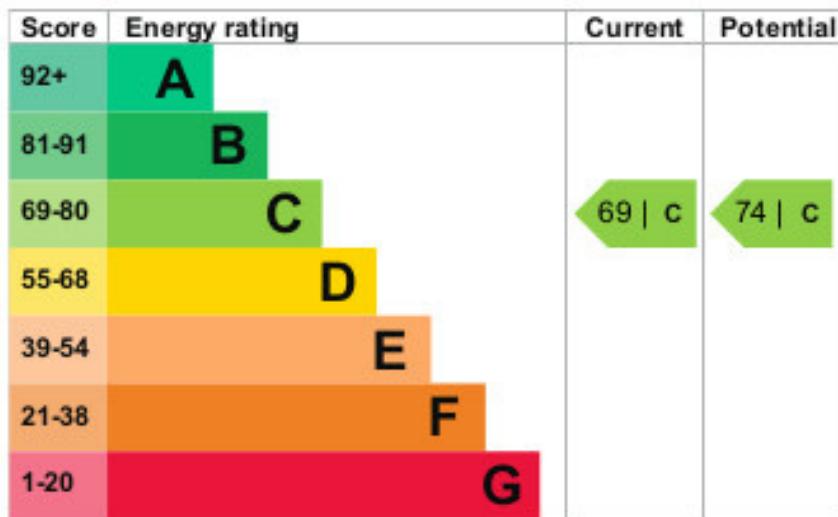
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.

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, 35 miles away, and Grimsby, just 24 miles to the north.





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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. Smart gas and electricity meters.

Tenure

The property is leasehold and the original 99-year leasehold interest has been extended to a period of 189 years from the 1st April 1983 at a peppercorn ground rent (if demanded). There is a 1/6 share of the annual insurance cost for the block of flats and a proportionate maintenance cost (4.76%) of any maintenance to roads, footpaths etc. The owners of the 6 flats in the block also have a 1/6 share each for maintenance of gutters, pipes, rainwater fittings, services etc. The parking space which forms part of the leasehold interest has a right to park a domestic vehicle. There is a proportionate charge payable for maintenance of the common garden areas – this has last amounted to around £25 to £35 p.a. There are typical restrictions regarding noise and nuisance, and the lessor's permission is required to keep a dog, cat or other animal such as to not cause annoyance to other flat owners.

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.

M A S O N S

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