TES PROPERTY

12A George Street, Louth, LN11 9JU

Asking Price £139,000

NO ONWARD CHAIN

A characterful and spacious ground floor two bedroom flat ideally situated close to the town centre, offering both convenience and charm. The property benefits from allocated parking and is set within a highly regarded location of the popular market town of Louth. Offered for sale with no onward chain, it is an excellent opportunity and viewing is highly recommended.

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.

Living & Dining Room 17'10" max x 15'9" max (5.46m max x 4.82m max)

A spacious and welcoming room providing a radiator, single glazed door and windows to front garden. A central feature to the room is the coal effect gas fireplace which provides secondary heating. A wall mounted consumer unit, tv point and door to;

Utility Cupboard 4'7" x 5'10" (1.40m x 1.80m)

Consisting of shelving, worktop, and offering space for a washing machine.

Kitchen 13'3" x 6'5" + 2'7" x 4'11" (4.04m x 1.97m + 0.80m x 1.51m)

A light and well proportioned kitchen area provides grey wall, base and drawer units with contrasting worktop, space for freestanding fridge freezer, a radiator, space for electric hob and oven unit. sink and drainer.

Rear Lobby

With a useful pantry cupboard and access door to rear courtyard.

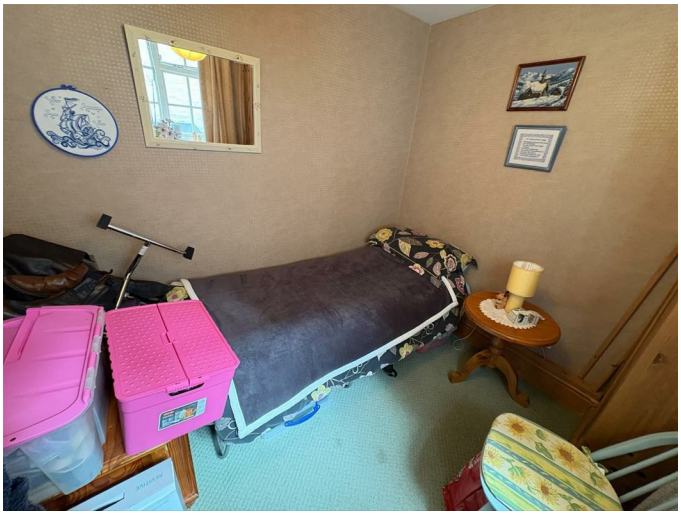
Shower Room 4'9" x 7'6" (1.47m x 2.29m)

Comprising sink unit, low flush W.C., glass shower cubicle with Triton Electric shower, extractor, low level tiled walls and panels around shower cubicle. Radiator, shaver point, shelving and wall mounted vanity cupboard.

Bedroom 1 9'6" x 10'9" (2.9m x 3.3m)

A light and well presented double bedroom with radiator, TV point, single glazed sash window to rear.

Bedroom 2 8'4" x 7'1" (2.55m x 2.18m)



A single room to the rear of the property with radiator, single glazed windows to side and a fitted wardrobe.

Front Garden
The front of the property benefits from a gravelled garden ideal for potted plants with steps down to further space leading to the front door. A storage area under neighbouring staircase houses meters and fuses.

Rear Courtyard Garden
A square courtyard garden provides an area for seating and provides steps up to the rear parking area.

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 believed to be Leasehold on a lease of 999 years from 1 October 2018

There is no Service Charge or Ground Rent payable for this property.

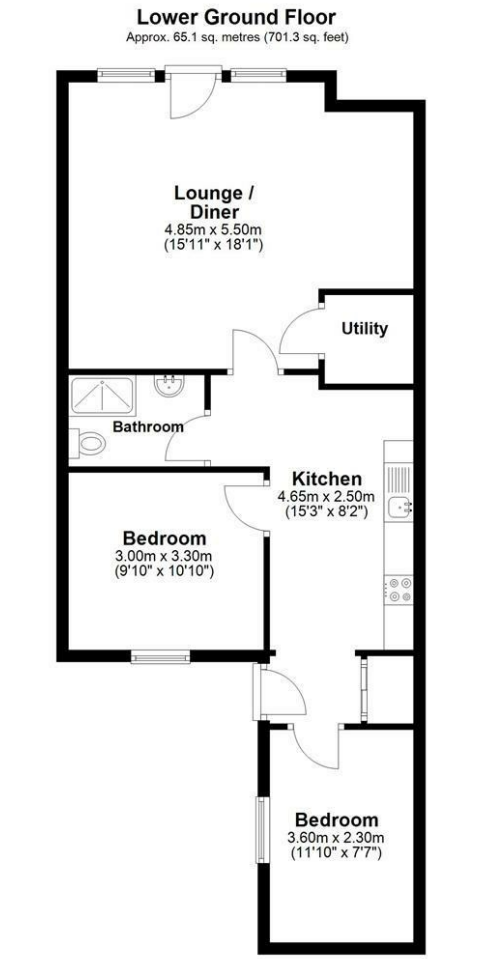
Brochure Prepared
March 2026

Council Tax
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

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

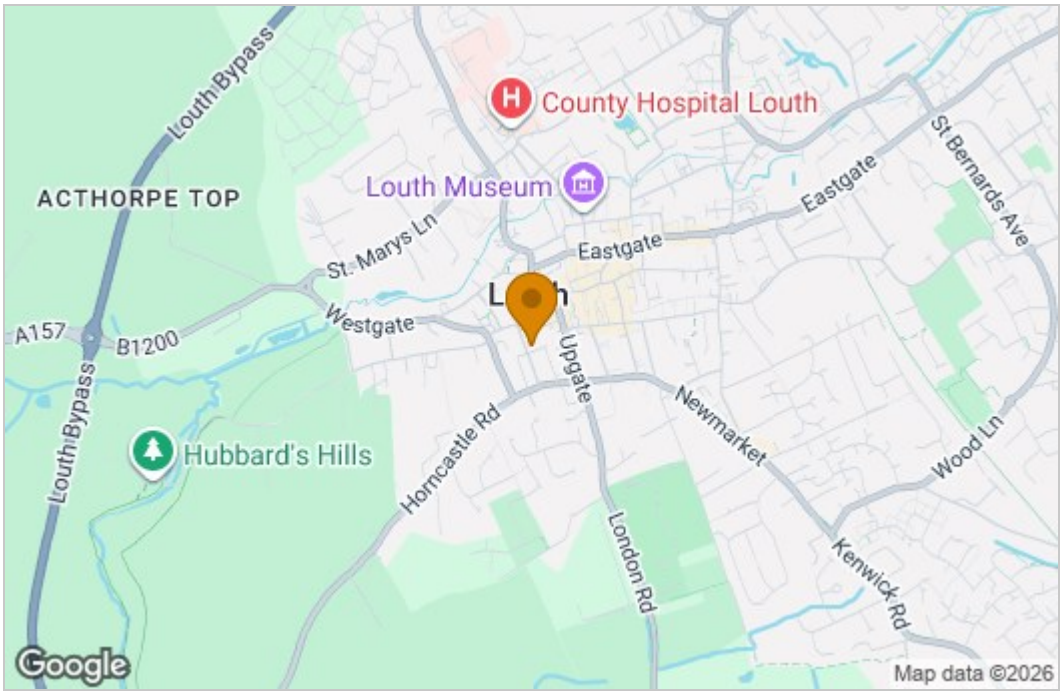
Floor Plan



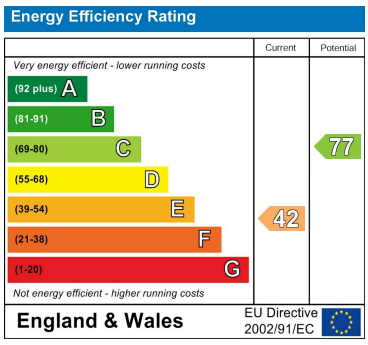
Total area: approx. 65.1 sq. metres (701.3 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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