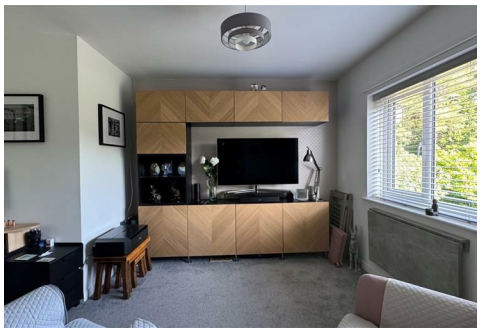
TES PROPERTY



4 Spring Court, Louth, LN11 9PR

Offers In The Region Of £115,000

TES Property bring to the market this immaculately presented, first floor, one bedroom apartment located in the heart of Louth that has been modernised by the current owner to create a luxurious, turnkey home. Internally this wonderful flat offers fresh and contemporary living with a brand new kitchen completed just six months ago, a luxury shower room which was fully upgraded just 18 months ago with premium fixtures and a modern finish, along with a spacious double bedroom and cosy living room. Externally there is the added benefit of an off-road parking space - a premium luxury for town centre location. 3 minutes walk from the Bus Station. Set back from the main road in a tranquil setting.

Viewing is highly recommended to appreciate the sheer quality and finish of this lovely property!

Tenure

The property is leasehold with a 997 year lease with a low service charge of £331 per annum which covers building insurance, communal electricity and ground rent. The property also comes with a 1/12 share of the freehold management company.

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.

Accommodation

Entrance Hallway 3'1" x 12'10" (0.96m x 3.93m)

Enter the flat via a uPVC double glazed entrance door into the carpeted entrance hallway where there is a radiator and a loft ladder giving access to loft space which offers excellent overhead storage.

Living Room 10'9" x 13'3" (3.28m x 4.06m)

Cosy living room with uPVC double glazed window to the rear, with radiator, carpet and blinds. Ikea Besta units available by separate negotiation.

Kitchen 9'8" x 6'11" (2.96m x 2.12m)

The heart of the property is this lovely newly fitted kitchen with a range of wall, base and drawer units with contrasting marble effect worktops and part tiled splashbacks. There is a free standing gas oven/hob with extractor hood over. An integrated microwave (staying, all as new). Space for a fridge freezer.
The washing machine is available by separate negotiation. Laminated flooring and blinds to stay.
There is a UPVC double glazed window to the rear, a glass panelled door and a cupboard housing a Worcester boiler.

Shower Room 6'9" x 5'8" (2.06m x 1.74m)

Fitted with a modern three piece suite consisting of a W.C., wash hand basin with storage and a corner shower cubicle with rainfall shower head and standard attachment, there is also a heated towel radiator, fitted storage unit and large airing cupboard with storage above. Laminated flooring.

Bedroom 10'7" x 9'11" (3.23m x 3.04m)

A spacious double bedroom carpeted and with UPVC

double glazed window (including blind) to the front, radiator and wall mounted consumer unit. The bedroom benefits from large 'walk in' wardrobes with cupboard space above, there is ample storage space.

Outside

The property benefits from an allocated parking space.
(No. 4)

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.

Council Tax Band

East Lindsey Council Band A.

Brochure Prepared

July 2026.
Photographs supplied by vendor for advertising purposes

Opening Hours

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

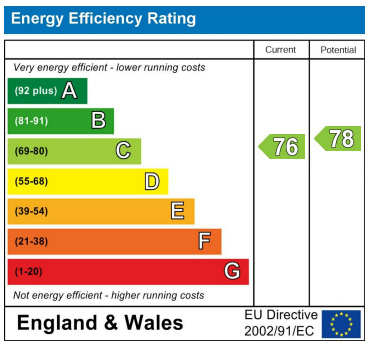
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

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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