



**142A Eastgate, Louth, LN11 9AA**

**Asking Price £149,995**

**\*No Onward Chain\***

TES Property bring to the market this delightful one bedroom ground floor flat conveniently located for the town centre of Louth. The flat is move in ready with attractive features throughout and benefits from a courtyard garden and secure allocated parking to the rear which is accessed via electric gates.

Viewing is a must to truly appreciate the size and 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 Hall



Enter the property from the street via a part glazed wooden door into the communal entrance with heating and automatic lighting. There is the original tiled floor and stairs to the first floor apartment with a wooden door under the stairs allowing access to the shared cellar storage space. A second part glazed wooden door leads to the rear of the property and the secure communal carpark and also the private court yard garden.

### Entrance lobby



From the communal entrance hall a wooden fire door leads direct into the property's private entrance lobby with coat hooks and doors leading to the kitchen and living room.

### Living Room 18'8" x 13'10" (5.699 x 4.224)



A beautiful grand living room benefitting from many original features including a picture and dado with cornicing and high ceilings, there are two large wooden sash windows with secondary double glazing and a marble fire surround with electric fire inset with decorative tile surround. The room benefits from a recently upgraded electric heater.

### **Kitchen 15'0" x 8'5" (4.578 x 2.57)**



The kitchen is fitted with a comprehensive range of traditional cream wood effect kitchen wall and base units with wood effect worktops, there is a useful breakfast bar and space under the counter for a fridge, freezer and a washing machine. The kitchen benefits from an integrated oven and electric hob and a ceramic sink with chrome mixer taps with drainer and tiled splash backs. A wooden Georgian window overlooks the courtyard garden.

### **Inner Lobby**



From the kitchen, follow through a door into the inner lobby with wooden effect flooring and an airing cupboard housing hot water tank. Doors lead to the bedroom and bathroom.

### **Bedroom 9'2" x 13'6" (2.807 x 4.130)**



With wooden Georgian sash windows to the rear aspect overlooking the courtyard, a feature fire with wooden mantle and a modern electric heater.

### **Bathroom 8'0" x 5'3" (2.450 x 1.604)**



Fitted with a three piece white suite comprising of a panelled bath with shower above, a W.C and a wash basin, tiled splash backs and wood effect floor covering.



### **Courtyard Patio**



The property benefits from a private courtyard garden with a low wooden wall with iron rails and an iron single pedestrian gate. The area is paved for low maintenance.

### **Allocated Parking Space**



There is a communal carpark accessed at the rear of the property through electric gates. The apartment has one allocated parking space.

### **Services**

The property has mains electric, water and drainage. The central heating is all electric.

### **Council Tax Band**

Council tax band A

### **Service Charge**

There is a monthly service charge of £125.00pcm payable to Stevens Property Management this includes all maintenance and heating of the communal areas and ground rent.

### **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

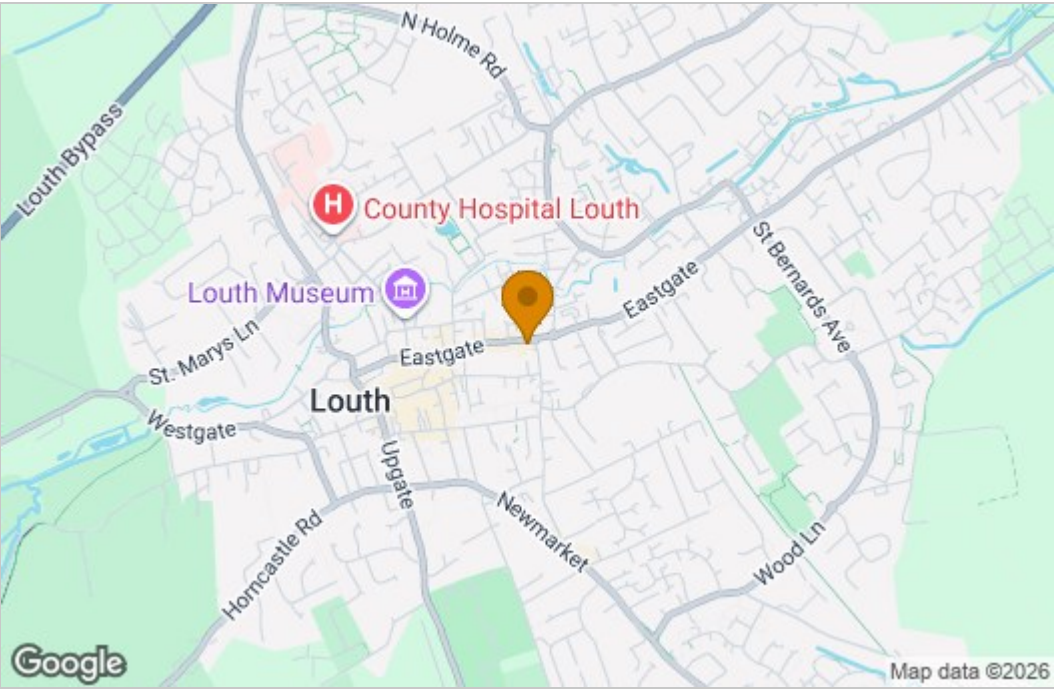
Saturday 9:00am to 1:00pm

### **Brochure Prepared**

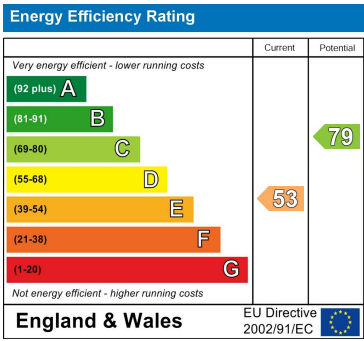
December 2025.

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.