TES PROPERTY









10D Upgate, Louth, LN11 9ET

Asking Price £115,000

*NO ONWARD CHAIN * CURRENT RENT OF £695pcm *

TES Property bring to the market this three bedroom apartment located in the heart of Louth town centre and within walking distance to all shops and amenities. A spacious and well presented second floor flat in a grade II listed building, offering a blend of period charm and contemporary living.

Internally comprising a good size living room, kitchen and bathroom. There are two large double bedrooms with an additional, slightly smaller but practical third bedroom.

Viewing is a must to appreciate the size and all that 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

Entrance via a communal entrance shared with flat 10C and houses electric cupboard, fire system and meters. Stairs lead up to the second floor where you access flat 10D.

Entrance Hallway

Having a useful storage cupboard with shelving and a central heating radiator.

Living Room 15'10" x 18'9" (4.85m x 5.72m)



A spacious living room with a feature electric fire with tiled hearth and wooden surround, central heating radiator, A built in book case with storage cupboard hidden behind. A wooden sash window to the front aspect and ceiling spot lights.

Kitchen 8'0" x 10'9" (2.45m x 3.29)



The kitchen is fitted with a comprehensive range of wall and base units with contrasting worktops, there is a resin sink with chrome mixer tap an integrated fridge freezer and oven with a four burner hob over and a stainless steel extractor fan above and space for a washing machine. An 'Ideal' wall mounted central heating boiler and a wooden sash window.

Bedroom 14'11" x 12'6" (4.56m x 3.82m)



With a feature decorative fireplace, built in wardrobes, radiator and wooden sash window.

Bedroom 12'7" x 14'11" (3.84m x 4.55m)



Having a feature decorative fireplace with wooden mantle and tiled hearth, fitted wardrobes, wooden sash window and a radiator.

Bedroom 11'0" x 7'3" (3.37m x 2.21m)



With built in wardrobe a radiator and wooden sash window.

Bathroom 6'5" x 9'0" (1.98m x 2.76m)



Fitted with a white three piece suite comprising a panelled bath with 'Triton' shower above, a W.C and a wash basin. The walls are part tiled and there is a range of wall mounted storage cabinets. A large airing cupboard offers additional storage and there is a heated towel rail and shaver point. A wooden sash window allows natural light into the bathroom.

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 leasehold with a lease term of 135 years from 2019 and an annual ground rent of £250.

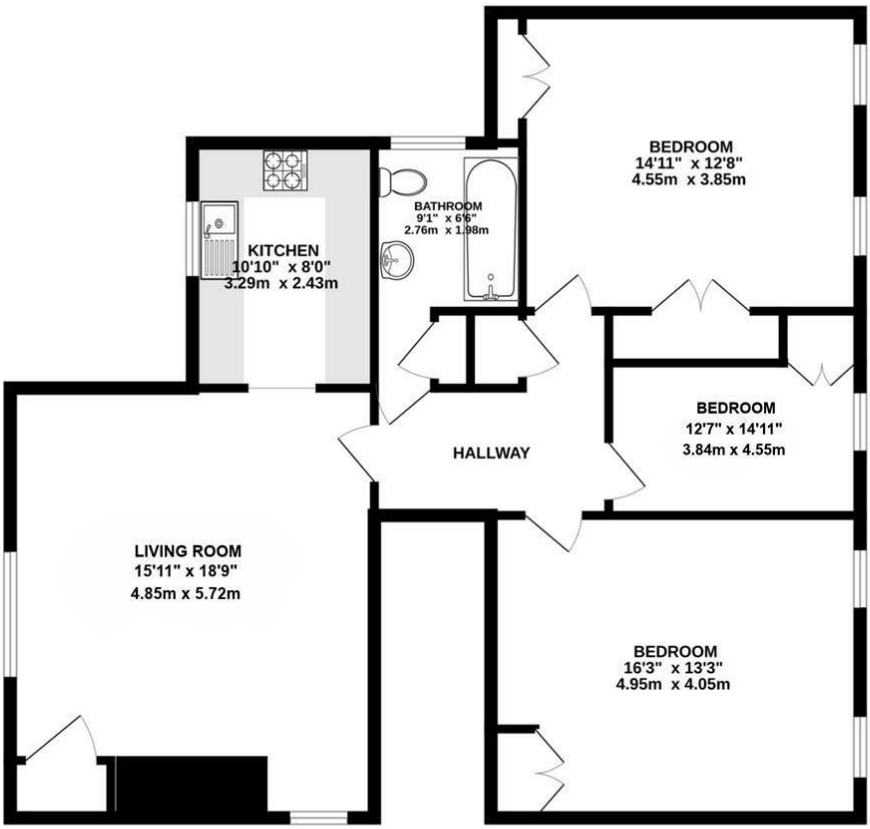
Brochure Prepared
November 2026.

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



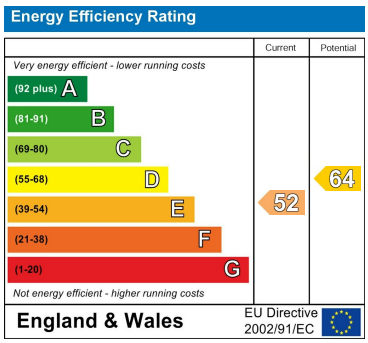
TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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