



188 Eastgate, Louth, LN11 9AG
Asking Price £199,950

Attention Investors!

TES Property bring to the market this semi detached property located in the market town of Louth, within easy reach of the town centre and all its amenities. The property is split into two flats, a one bedroom which is currently vacant and a two bedroom which is currently tenanted, both flats have their own living room, kitchen and bathroom.

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.

Entrance Lobby

Ample storage space, meters and staircase leading to the first floor.

Flat 1

Kitchen 13'1" x 12'7" (4.00m x 3.86m)



The kitchen is fitted with a range of wall, base and drawer units with marble effect worktop over with sink unit, there is an electric oven and grill with four ring hob with extractor above, space for a fridge freezer, washing machine and tumble dryer, window to the side, loft access hatch, consumer unit and electric storage heater.

Living Room 13'11" x 13'10" (4.26m x 4.23m)



With electric radiator, electric fireplace and single glazed sash windows with walk in bay.

Hallway

With under stair storage cupboard, tiled flooring, electric radiator and an airing cupboard housing the hot water cylinder.

Shower Room 8'0" (max) x 8'2" (2.45m (max) x 2.50m)



Fitted with a three piece suite consisting of a shower cubicle with electric shower, wash hand basin and a W.C. The walls are partly tiled with a uPVC double glazed sash window and a heated towel rail.

Bedroom 11'1" x 9'11" (3.39m x 3.04m)



With built in wardrobes, electric radiator and uPVC double glazed sash window.

Flat 2

Kitchen 14'0" x 6'0" (4.29m x 1.83m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over with stainless steel sink unit, electric oven and hob, space for a washing machine, tumble dryer and fridge. Single glazed sash window, 'Alpha. boiler, loft access hatch, radiator and consumer unit.

Living Room 14'0" x 12'9" (4.27m x 3.89m)



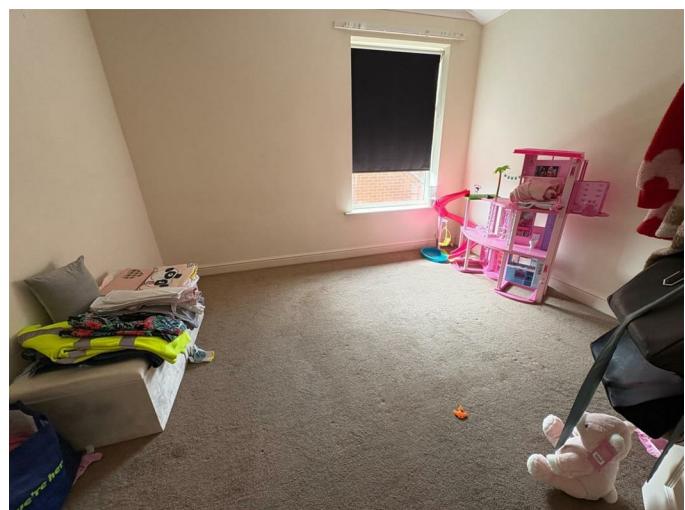
Feature electric fireplace, single glazed sash windows and radiator.

Bedroom 13'2" x 10'4" (4.03m x 3.152m)



With fitted wardrobes and dual aspect uPVC double glazed window to the rear and side.

Bedroom 11'2" x 7'7" (3.41m x 2.32m)



With uPVC double glazed window to the rear, radiator and glass panel above doorway.

Bathroom 4'7" x 7'7" (1.41m x 2.32m)



Fitted with a three piece suite consisting of a bath with shower over, W.C and wash hand basin. There is an extractor and towel rail.

Landing

Wardrobes/ cupboards with curtains in front, uPVC double glazed window to the side and a heated towel rail.

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 freehold and we await solicitors confirmation.

Brochure Prepared

July 2025.

Council Tax Band

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

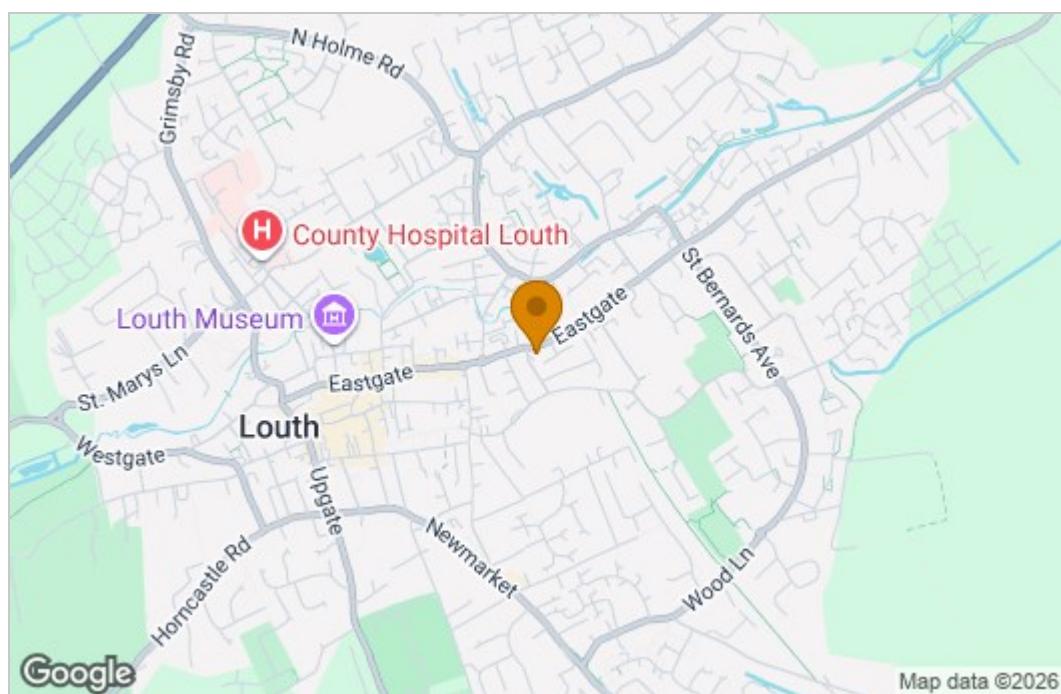
Opening Hours

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

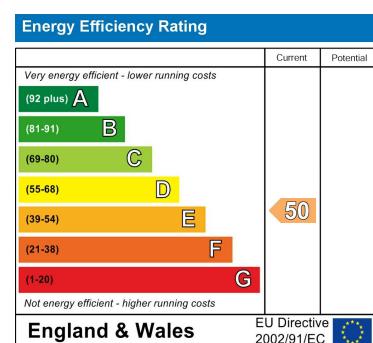
Saturday 9:00am to 1:00pm

Floor Plan

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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