



**3 Forman Walk, Louth, LN11 9EA**  
**Asking Price £99,950**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this two bedroom flat conveniently located close to the town centre and amenities. This move in ready flat is perfect for a first time buyer or someone wanting to take on an investment. Internally consisting of an open plan kitchen, living dining room, two bedrooms and a bathroom and has the added benefit of two allocated parking spaces.

**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

Enter via a uPVC front door into the entrance porch where there is a staircase to the first floor landing.

## Landing

First floor landing with loft access hatch, airing cupboard and a radiator.

## Open Plan Kitchen/ Dining/ Living

**Kitchen 12'8" x 9'4" (3.87m x 2.86m )**



The kitchen is fitted with a range of modern grey wall, base and drawer units with a marble effect worktop over incorporating a grey Lamona sink unit with drainer, integrated electric oven with 4 ring Lamona hob with extractor above, space for washing machine and under counter fridge. There is a wall mounted Login combination boiler, tiled splashbacks, radiator and uPVC double glazed window to the side.

**Living / Dining 12'11" x 11'10" (3.94m x 3.63m )**



With feature electric fireplace with marble effect hearth, uPVC double glazed window to the front and radiator.

**Bathroom 4'10" (max) x 9'8" (max) (1.49m (max) x 2.95m (max))**



Fitted with a three piece suite consisting of a bath with shower over with glass screen, W.C and wash hand basin with part tiled walls, timber velux window, radiator and wall mounted mirror cabinet.

### **Bedroom 1 11'11" x 11'5" (3.64m x 3.49m )**



With uPVC double glazed window to the front and radiator.

### **Bedroom 2 6'4" x 8'7" (1.95m x 2.64m )**



With uPVC double glazed window to the side and radiator.

### **Outside**

There are two parking spaces which are accessed via a shared driveway.

### **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.

### **Brochure Prepared**

August 2025.

### **Council Tax**

East Lindsey District Council Tax Band A.

### **Viewings**

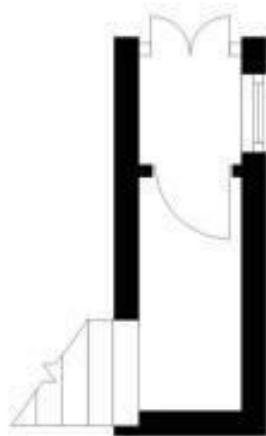
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

### **Opening Hours**

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

## Floor Plan

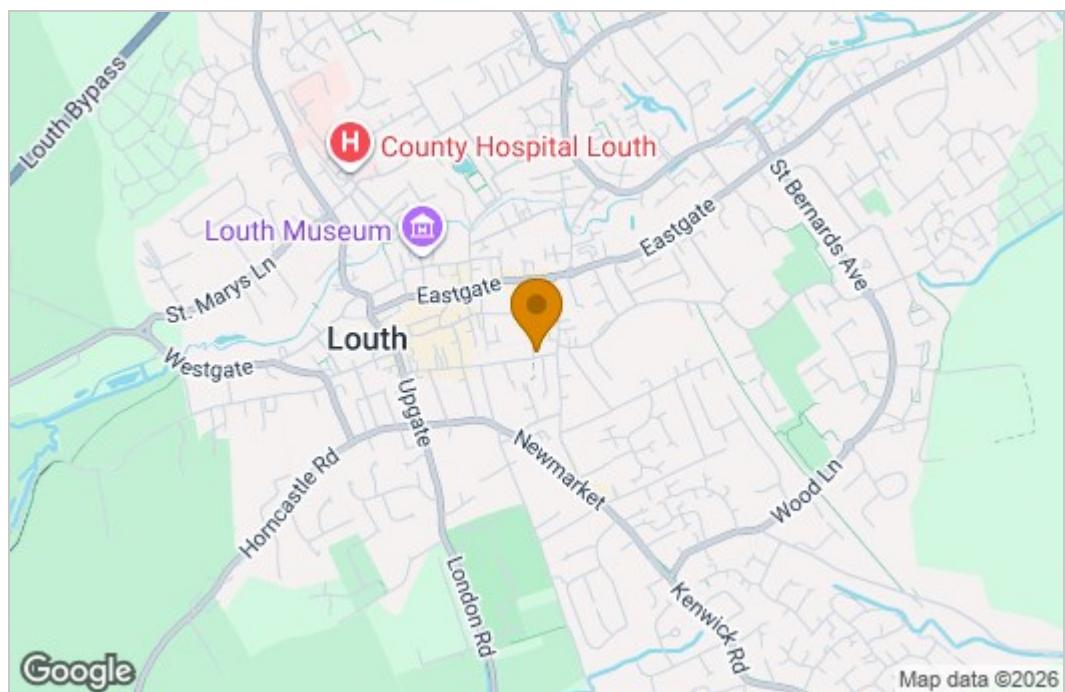
### Ground Floor



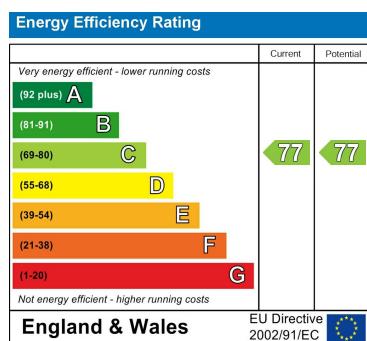
### First Floor



### 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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