



**Flat D, 37 Westgate, Louth, LN11 9YQ**  
**Asking Price £75,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this well presented one bedroom first floor apartment located in the highly sought after Westgate in Louth, just a few minutes walk to St. James Church, the town centre and the popular Westgate Fields. Internally the property consists of a kitchen, living room, one double bedroom and a bathroom. Externally benefitting from a communal courtyard garden.

The perfect property for a lock up and leave, holiday home or buy to let. Book your viewing in today!

### **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**

The flat is accessed via a communal entrance off Westgate with stairs leading up to flat.

### **Kitchen 4'11" x 8'10" (1.518m x 2.707m)**



The kitchen is fitted with a range of white units with a contrasting worktop over incorporating a 1 bowl stainless steel sink unit with drainer and mixer tap, 4 ring electric hob with stainless steel extractor above, space for washing machine and larder fridge. The splashbacks are tiled with a wooden single glazed window to the side and consumer units. Steps lead up into:-

### **Living Room 9'2" x 11'2" (2.812m x 3.427m)**



Cosy room with wooden single glazed bay window to the side, electric radiator and smoke alarm, A door leads into:-

### **Inner Hall 2'9" x 5'7" (0.849m x 1.722m)**

Loft access hatch, door into bedroom and bathroom, wall lighting and smoke alarm.

### **Bathroom 5'5" x 6'0" (1.666m x 1.843m)**



Fitted with a three piece white suite consisting of a wash hand basin with mixer tap, w/c and panelled bath with shower over. There is a single glazed privacy glass window to the side, tiled walls, spotlights to the ceiling, extractor and storage cupboard with hot water cylinder.

**Bedroom 2.805m x 2.502m (0.61m.245.36mm x 0.61m.153.01mm)**



With window to the side.

### **Outside**

A gate to the side leads to communal courtyard with shed.

### **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**

September 2025.

### **Council Tax**

East Lindsey District Council Tax Band A.

### **Viewings**

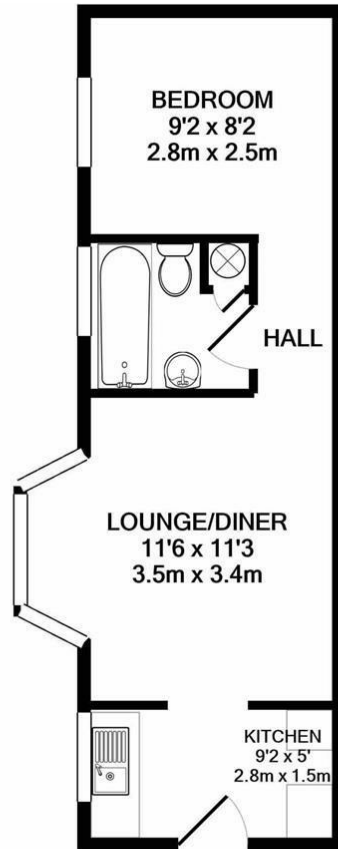
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm

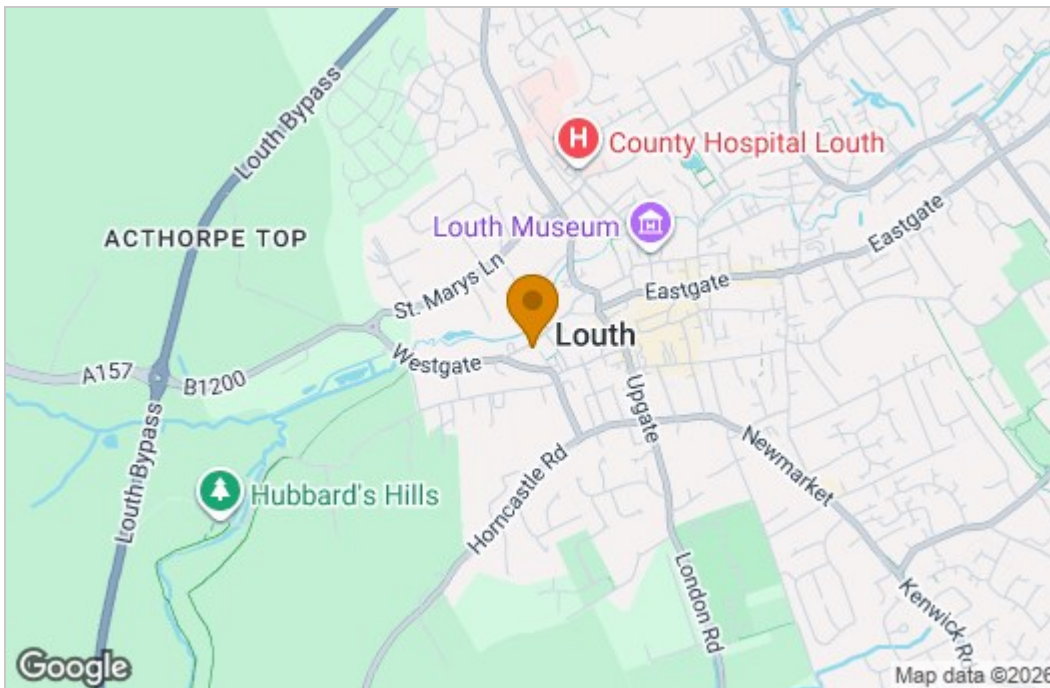
## Floor Plan



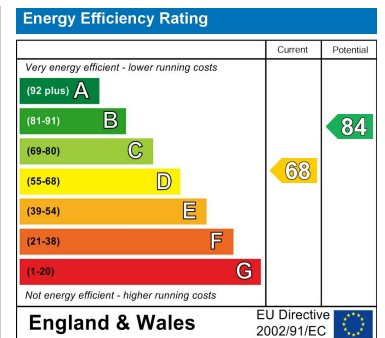
TOTAL APPROX. FLOOR AREA 289 SQ.FT. (26.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## 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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk