



**8 Northgate Court, Louth, LN11 0LZ**

**Asking Price £79,500**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this one bedroom ground floor flat located on the popular Northgate Court, situated within easy reach of the town centre. Internally comprising a bedroom, bathroom, living room and kitchen with potential to create an open plan living space if preferred. Further benefitting from parking to the rear, 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.

### **Communal Entrance**

Front and rear doors with access to car park.

### **Hallway**



Enter the flat into the hallway where there is an electric heater, consumer unit, storage cupboard and airing cupboard.

### **Bedroom 11'0" x 7'7" (3.355m x 2.330m)**



With window to the front and electric heater.

### **Bathroom 6'7" x 5'6" (2.010m x 1.679m)**



Fitted with a three piece suite consisting of a panelled bath, w.c and wash hand basin. There is a privacy glazed window to the rear, fully tiled walls, heated towel rail and shaving point.

### **Living Room 12'10" 10'11" (3.923m 3.339m)**



Bay window to the front, wall lighting, electric heater, T.V aerial point and opening into;

### **Kitchen 5'4" x 9'8" (1.647m x 2.971m)**



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer, there are tiled splashbacks, tiled flooring, window to the rear and space for washing machine and fridge.

### **Communal Parking Area**



Residents car park with allocated parking space.

### **Service Charge**

We have been advised that there is a 6 monthly service charge of £330.

### **Services**

Mains water, 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 of 999 years from 2015.

### **Brochure Prepared**

October 2025.

### **Council Tax Band**

East Lindsey District Council Tax Band A.

### **Viewings**

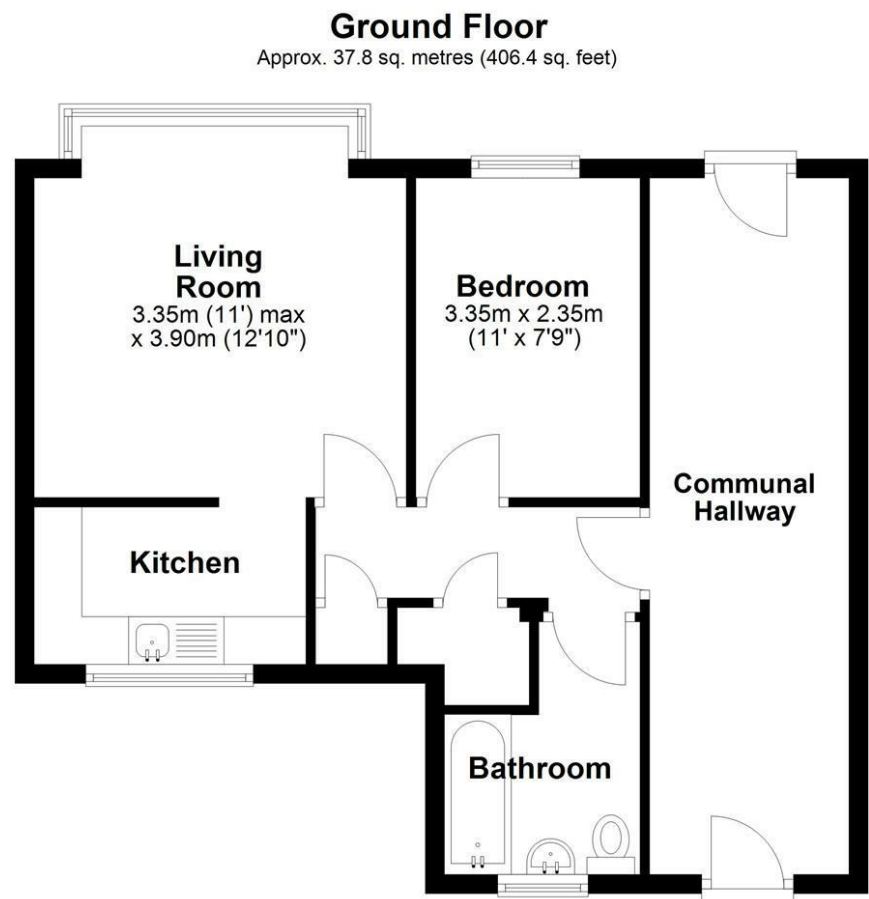
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm

Floor Plan

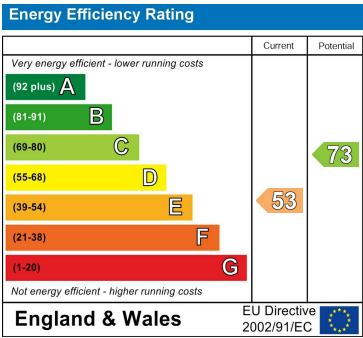


Total area: approx. 37.8 sq. metres (406.4 sq. feet)  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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.