



10C Ugate, Louth, LN11 9ET
Asking Price £115,000

TES are delighted to present this stylish first-floor apartment, ideally located in the heart of the vibrant market town of Louth. Just moments from a wide range of local amenities, the property enjoys easy access to bars, restaurants, shops, parkland, and leisure facilities. Rich in period charm, the accommodation briefly comprises two bedrooms, a living room, a kitchen, and a bathroom. Early viewing is highly recommended to fully appreciate what this property has 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.

Accommodation

Entrance via shared hallway with Flat 10D. The hallway contains electric cupboard, fire system and meters.

10C

Entrance Hallway 12'11" max. x 6'9" max (3.94m max. x 2.06m max)

A welcoming entrance hallway with doors off to all accommodation. The hall benefits from a small shoe cupboard, heating thermostat, radiator and shelving.

Living Room 19'8" x 16'7" (6.01m x 5.08m)



A bright and airy living room with large bow window to front, gas fireplace with grey tile hearth and wooden mantle, radiator and single glazed sash windows to front.

Bathroom 10'2" x 5'11" (3.12m x 1.81m)



A Suite comprising low flush w/c, wash hand basin and panelled bath with shower over, part tiled walls, towel radiator, tile splashbacks, airing cupboard, single glazed sash window to side.

Kitchen 8'6" x 8'8" (2.60m x 2.65m)



Range of wood effect wall, base and drawer units with marble effect roll top worktop, 4 ring gas hob with Beko oven and stainless steel extractor over, 1.5 bowl stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, integrated fridge freezer, cupboard housing Vokera boiler, single glazed sash window to rear.

Back Bedroom 15'8" max. x 15'0" max (4.78m max. x 4.57m max)



L shaped room with 2 x single glazed sash windows to rear providing plenty of light, a radiator, 2 x integral wardrobes with hanging rails and shelving.

Front Bedroom 15'0" x 18'2" (4.58m x 5.56m)



A good sized double room with a radiator, 2 x single glazed sash windows with shutters to front, a feature artificial fireplace and fitted wardrobe.

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

We are advised of the following;
The property is Leasehold with 124 years remaining.
Ground rent is £ 250 per year,
Service Charge to be confirmed.

Council Tax Band

East Lindsey District Council Tax Band A.

Brochure Prepared

March 2026.

Viewings

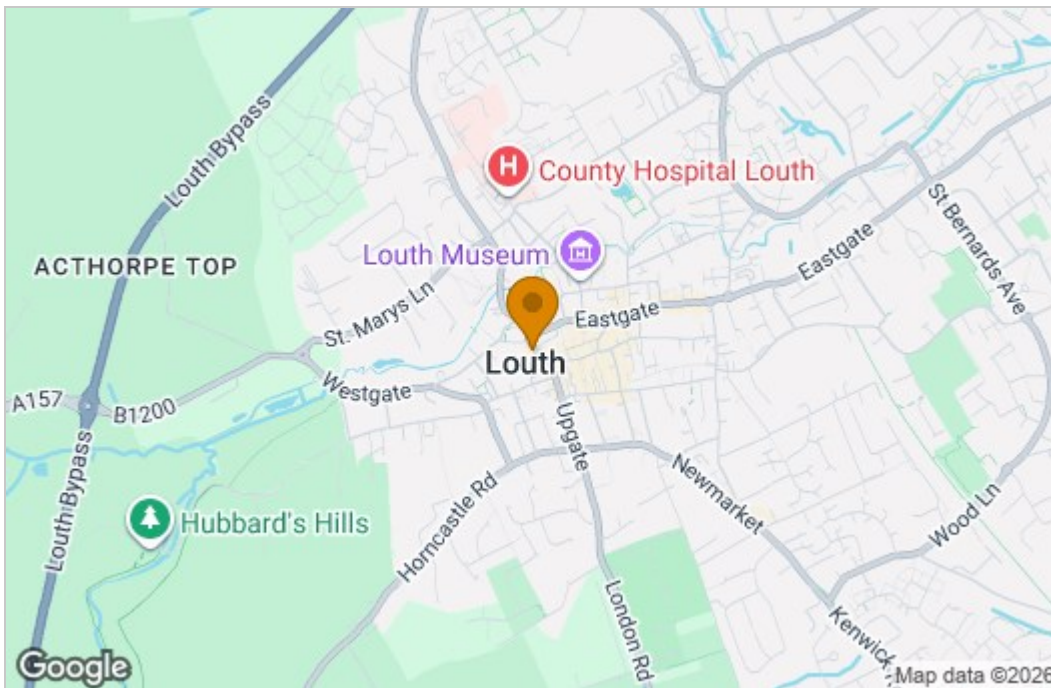
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

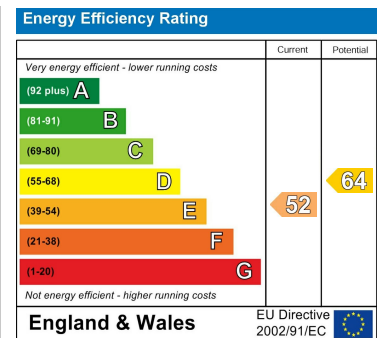
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

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.