



12 Mallard Ings, Louth, LN11 0FD

Asking Price £110,000

NO ONWARD CHAIN

Ideal Investment Opportunity

TES Property bring to the market this immaculately presented second floor apartment located in a popular location overlooking Louth canal. Internally this property comprises lounge diner, two well positioned double bedrooms with an en-suite off bedroom 1, an additional bathroom, and ample kitchen space. Externally benefitting from an allocated parking space.

Viewing is a must to avoid disappointment

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 Lobby 4'3" x 3'11" (1.30m x 1.205m)

A welcoming entrance lobby provides Intercom phone, coat hooks and main consumer unit.

Hallway



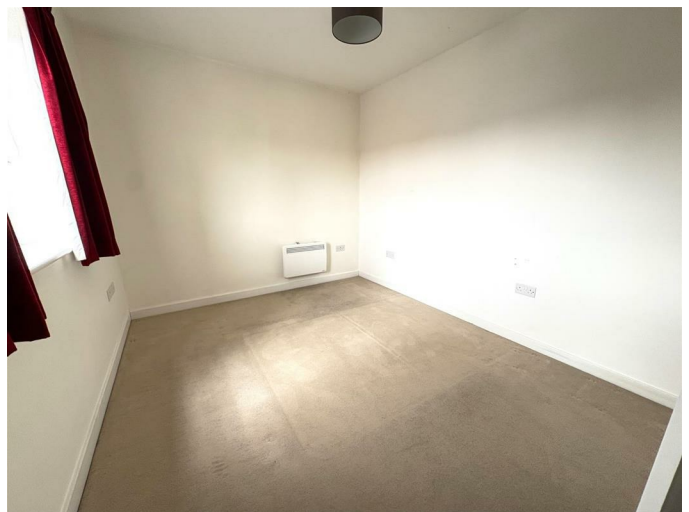
with electric radiator, airing cupboard with hot water cylinder, Dimplex thermostat.

Bedroom 2 8'10" x 9'1" (2.70m x 2.78m)



Currently used as a home office offers electric radiator, a double glazed window to front.

Bedroom 1 9'3" x 11'7" (2.83m x 3.54m)



a good sized double room with electric radiator, double glazed window to front.

En Suite 4'5" x 4'5" (1.37m x 1.355m)



A modern suite comprising Low flush w/c, shower cubicle with Mira electric shower, wash hand basin, towel radiator, Dimplex heater, extractor, double glazed window to front.

Bathroom 6'4" x 5'4" (1.94m x 1.63m)



The main bathroom offers a wash hand basin, w/c, bath, part tiled walls, Dimplex heater, towel radiator, extractor, wall mounted mirror cabinet.

Lounge/Diner 12'7" x 15'3" (3.86m x 4.66m)



An excellent and light space with radiator, double glazed windows to rear, TV point.

Kitchen 8'10" x 5'10" (2.71m x 1.79m)



Located directly off the Living Room is the Kitchen. The

room provides double glazed window to side, wall, base and drawer units, roll top worktop, electric oven with 4 ring hob and pull out extractor over, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer, extractor, mosaic tile splashbacks.

Parking



The property benefits from a numbered allocated parking space.

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.

Council Tax Band

East Lindsey Council Tax Band - A.

Tenure

We are advised by the vendor of the following;

Ground Rent £ 250 per annum

Service charge for 2026 £ 1494.62

Lease 125 years from 1 January 2012 (111 years remaining).

The property is currently tenanted and they have informed us of their intention to remain in the property if possible if the property is sold to an investor, however the property can also be sold with vacant possession.

Brochure Prepared

April 2026.

Opening Hours

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

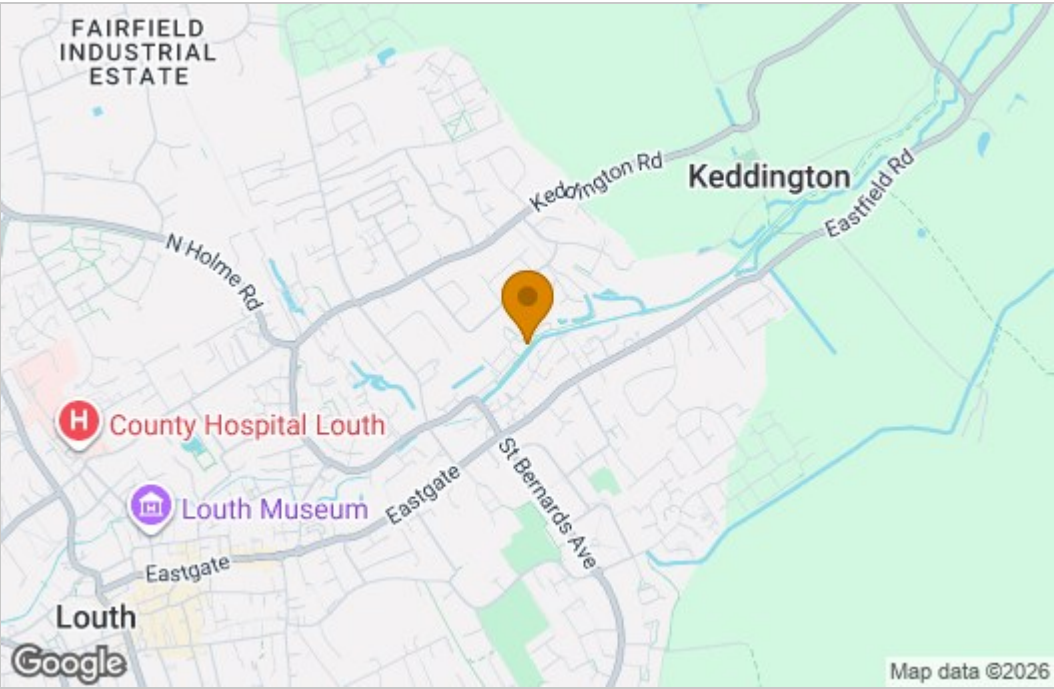
Saturday 9:00am to 1:00pm

Viewings

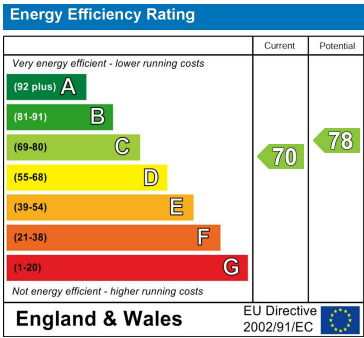
By prior appointment through TES Property office in Louth
01507 601633 admin.louth@tes-property.co.uk

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.