



4 School House Lane, Louth, LN11 9AQ
£215,000

Nestled in the sought-after area of Louth, this charming Grade II Listed flat on School House Lane offers a delightful blend of comfort and modern living. The property features two spacious double bedrooms, each with its own ensuite shower room, providing both privacy and convenience for residents and guests alike.

The open-plan living kitchen area is designed to create a warm and inviting atmosphere, perfect for entertaining or simply enjoying a quiet evening at home. The layout maximises space and light, making it an ideal setting for both relaxation and social gatherings.

As a leasehold property, this flat also comes with the added benefit of allocated parking. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to enjoy all that Louth 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 Hall

A welcoming hallway linking all rooms offering a built-in cupboard housing Ideal gas combination boiler, cupboard housing electric consumer unit and alarm panel, telephone point, Karndean floor covering and an alarm system.

Living Kitchen 15'2" x 17'6" (into recess) (4.64m x 5.34m (into recess))



A bright and spacious living space with original sash window to the front of the property, a range of fitted high gloss cream wall, base and drawer units with wood effect worktops and breakfast bar area, sink with mixer tap, Integral appliances including induction electric hob and oven and fridge freezer, space and plumbing for dishwasher and washing machine, underfloor heating and Karndean flooring.

Bedroom 1 10'2" x 9'3" (3.10m x 2.84m)



with sash window to the front of the proeprty, underfloor heating, Karndean flooring, thermostat control and access to ensuite

Ensuite Shower Room 5'6" x 5'6" (1.70m x 1.68m)



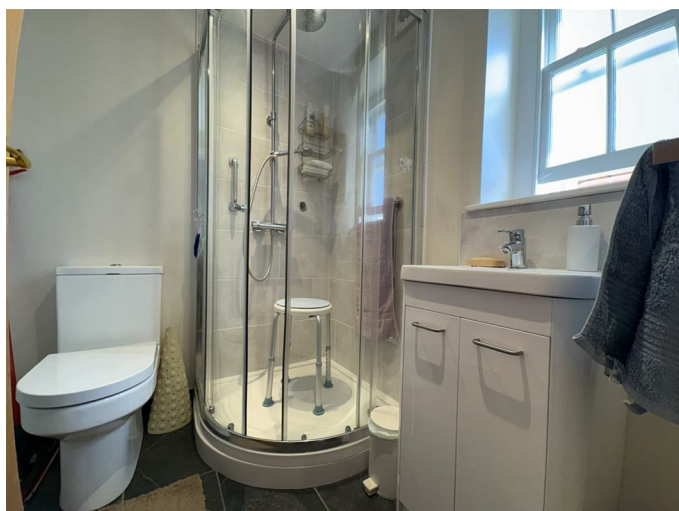
With tiled shower cubicle housing mains fed shower with rainfall shower head and handheld shower attachment, extractor fan, a modern vanity wash basin, tiled floor, wall mounted bathroom mirror, and wc.

Bedroom 2 10'6" x 8'7" (3.21m x 2.63m)



With built-in sliding door wardrobes to one wall, underfloor heating and Karndean flooring, sash window with privacy glass to rear and access to ensuite via step up.

Ensuite Shower Room 5'9" x 5'6" (1.76m x 1.69m)



With tiled shower cubicle housing mains fed shower with rainfall shower and hand held shower attachment, modern vanity wash hand basin, sash window with privacy glass to rear, wc, wall mounted bathroom mirror, tiled flooring

Outside

Access to the flat is via a courtyard off School House Lane and the property benefits from one allocated parking space.

There is a secure bin storage area located within the side courtyard.

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

The property is believed to be leasehold with 999 year lease from 1st January 2018.

Brochure Prepared

May 2026

Opening Hours

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

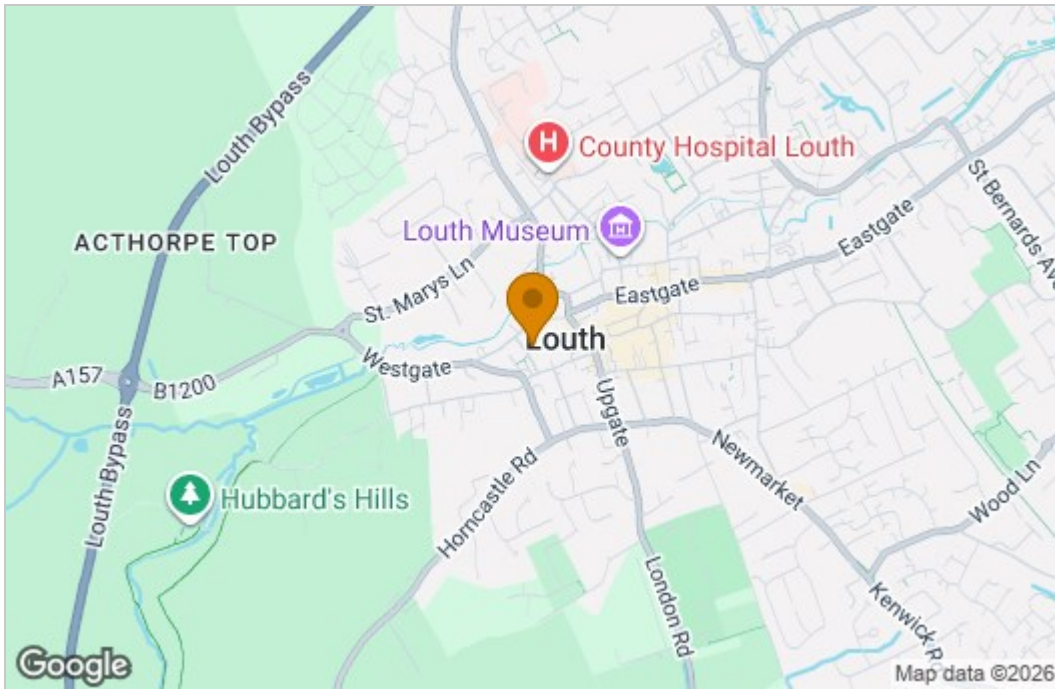
Saturday 9:00am to 1:00pm

Viewings

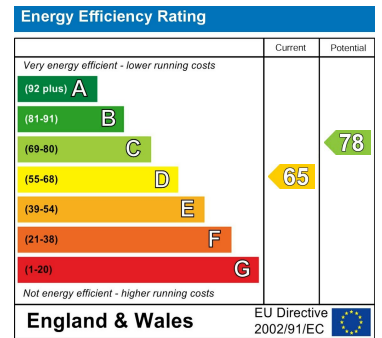
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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.