TES PROPERTY

8 Forlander Place, Louth, LN11 7WA

Asking Price £110,000

NO ONWARD CHAIN *ATTENTION INVESTORS*

TES Property bring to the market this buy to let top floor flat located on the popular Forlander Place, just a short distance from Louth town centre and close to shops and amenities and the added benefit of being next to Louth Canal, perfect for spring and summer time walks. Internally the property consists of two double bedrooms, a bathroom, kitchen and living room.

There is a communal outside space that is laid to lawn and parking area to the side.

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 is via a communal door with intercom system and staircases leading up to various floors. You enter the flat via a wooden front door into:

Entrance Hall

With smoke alarm, loft access hatch, radiator and intercom telephone. Doors lead into both bedrooms, the living room and bathroom.

Bedroom 1 12'0" x 9'8" (3.66m x 2.96m)

Double bedroom with window to the front, consumer unit and radiator.

Bedroom 2 7'4" x 11'5" (2.25m x 3.48m)

Double bedroom with window to the rear and a radiator.

Bathroom 5'9" x 9'1" (1.77m x 2.77m)

Fitted with a three piece suite consisting of a panelled bath with shower certain, w.c and wash hand basin with tiled splashbacks, window to the rear, extractor, spotlights and a radiator.

Living Room 15'8" x 13'4" (4.79m x 4.08m)

A good size room with two windows to the front, radiator and door into;

Kitchen 8'11" x 9'6" (2.74m x 2.90m)

The kitchen is fitted with a range of cream shaker style wall, base and drawer units with top toll worktops over incorporating a one bowl stainless steel sink unit with drainer and mixer taps, there is space for an oven with extractor above, washing machine and larder fridge. There is a window to the rear, tiled splashbacks, wall mounted boiler, smoke alarm and a radiator.

Outside
There is one allocated parking space and communal areas laid to lawn.

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 and we have been informed that the Lease is 950 years from 1st January 2001.

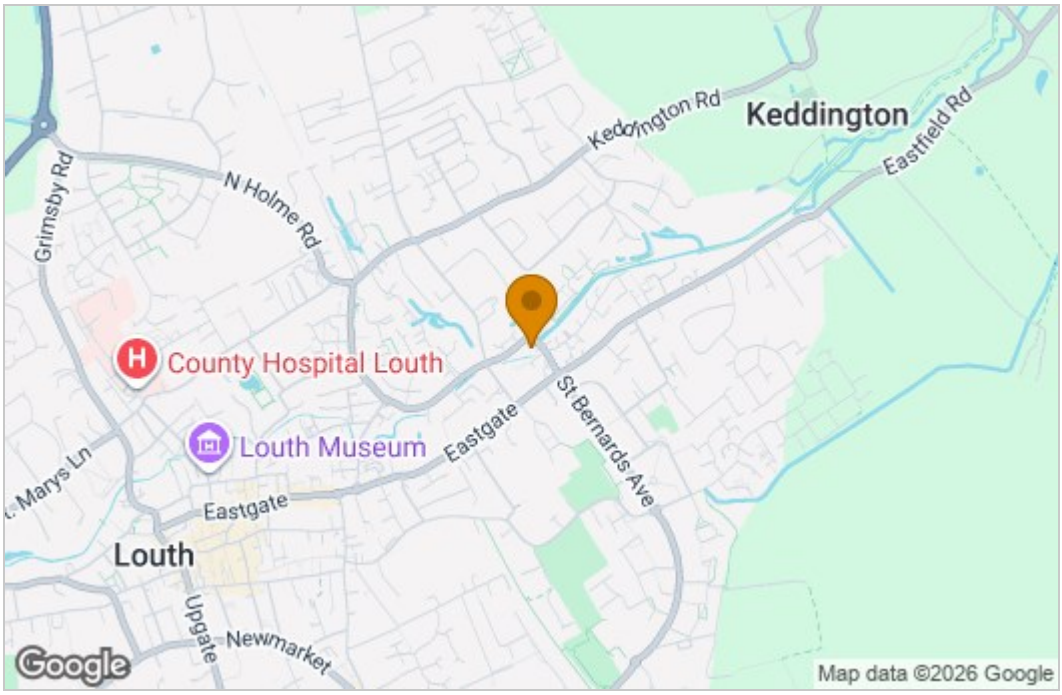
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

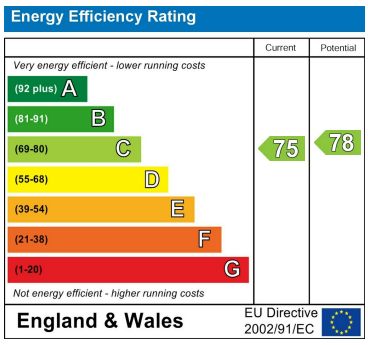
Brochure Prepared
September 2025.

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.

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