TES PROPERTY









11 Northgate Court, Louth, LN11 0LZ

Asking Price £110,000

TES Property bring to the market this welcoming top floor, corner flat located in the heart of Louth town, just a stones throw away from shops and amenities. This lovely apartment has been well-maintained and benefits from an allocated parking space to the rear of the building.

Internally comprising a kitchen/diner, living room, two bedrooms and shower room.

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.

Agent Notes
We have been advised that the property is to be sold with tenant in situ. Any questions relating to the tenancy, please contact our office.

Communal Entrance
Stairs lead up to the second floor.

Entrance Hallway
With fuse box, intercom system, loft access hatch and electric radiator. There is a cupboard which houses the hot water cylinder and provides ample storage space.

Kitchen/ Diner 12'2" x 21'11" (3.71m x 6.69m)



Fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer, there is an electric oven with electric hob, space for a fridge freezer and washing machine, tiled splashbacks, double glazed windows, and electric storage heaters.

Living Room 16'10" (max) x 18'3" (max) (5.15m (max) x 5.58m (max))



Currently being used as a bedroom but perfect for a cosy living room, with storage heater and 2 x windows.

Bedroom 10'3" x 13'0" (3.14m x 3.97m)



With double glazed window and radiator.

Bedroom 10'11" x 16'7" (3.33m x 5.07m)



Benefitting from fitted wardrobes along one wall with matching dressing table with drawers, 2x velux style windows, and storage heater.

Shower Room 6'0" x 6'8" (1.84m x 2.04m)



Fitted with a matching three piece suite consisting of a shower cubicle with electric mira shower, w/c and wash hand basin. The room is fully tiled with a shaving point and dimplex wall heater.

Outside
The flat benefits from one 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.

Tenure
The property is leasehold with a lease term of 999 years.

Council Tax
East Lindsey District Council Tax Band A.

Brochure Prepared
October 2026.

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

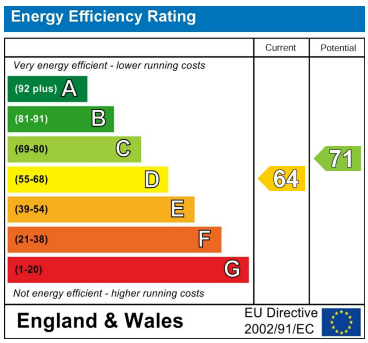
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

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.

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