



6 Mallard Ings Louth LN11 0FD

£100,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A modern ground floor flat situated next to the historic former Louth canal and comprising of a communal entrance hall, hallway, spacious lounge, two bedrooms (one with an ensuite shower room), kitchen and bathroom as well as an allocated car parking space. EPC rating C.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Rooms

Communal Entrance Hall

With allocated postbox.

Entrance Hallway

With electric consumer unit, built-in cupboard housing hot water cylinder and immersion heaters, telephone point, electric panel heater Dimplex heating control system.

Lounge

With two uPVC double glazed windows, electric panel heater, TV aerial points and smoke alarm.
12'6" x 15'2" (3.86m x 4.64)

Kitchen

With fitted wall and base cupboards, stainless steel sink and drainer, integrated electric oven hob and extractor hood, wood block effect worktops, extractor fan, uPVC double glazed window and space for a washing machine. 5'8" x 8'8" (1.79m x 2.69)



Bedroom One

With uPVC double glazed window and electric panel heater.
11'4" x 9'2" (3.5m x 2.81m)

En-Suite Shower Room

With tiled shower cubicle housing electric shower, close couple toilet, wash basin, heated towel rail, new uPVC double glazed window and wall mounted fan heater.

Bedroom Two

With electric panel heater and uPVC double glazed window.
9' x 8'6" (2.76m x 2.64m)

Bathroom

With panel bath, wash basin, close couple toilet, electric heated towel rail, extractor fan and Dimplex wall mounted electric fan heater.
6'4" x 5'3" (1.96m x 1.62m)

Outside

The property has an allocated parking space in a communal car park and communal waste bin area.

Services

The property is understood to have mains water, electricity, and drainage.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. Superfast download speed of 80 Mbps and upload speed of 20 Mbps and Ultrafast download speed of 10000 Mbps and upload speed of 10000 Mbps.

Mobile

We understand from the Ofcom website there is likely mobile coverage from EE and Three and limited coverage from 02 and Vodafone.



Tenure

The tenure of this property is Leasehold with a lease tenure running for 125 years from 2012. Ground rent £150 per annum.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band A.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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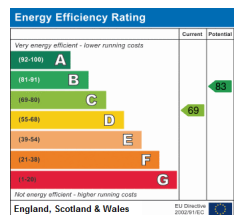
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.