



13 Mallard Ings

Louth

LN11 0FD

M A S O N S

EST. 1850

Situated in the popular market town of Louth is this very well presented top floor two-bedroom flat benefitting from its own private parking space and being positioned just a short walk to local amenities and the town centre. Internally, the property is freshly decorated and finished to a high standard benefitting from a modern kitchen with appliances, two smart bathrooms, one being en suite to the master bedroom and a further second double bedroom.

A large and bright open plan lounge diner benefits from having a peaceful outlook overlooking the Louth canal with views across roof tops of this historic market town. Early viewing is recommended on this ideal first time buy or investor purchase.









Directions

From St. James' church travel south along Ugate and take the second left turning to Mercer Row. Follow the road through the town centre and at the two mini roundabouts carry straight on. Continue for some distance, passing the left turning to Commercial Road and then at the crossroads turn left along Riverhead Road. At the left bend turn right onto Riverhead and proceed around a couple of bends in the road and Mallard Ings will be found on the right.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Communal Entrance Hall

Accessed via a secure entrance door with intercom system to the shared hallway, having mailbox located to wall and shared understairs cupboard housing the electric meter. Entrance to flat via solid timber door. The flat is positioned on the second floor and accessed by the shared, well-maintained staircase and landing.

Porch and Hallway

Accessed via a smartly painted gloss red timber door with door closure into the spacious porch, having freshly decorated walls and the door intercom system to side. Coat hooks provided, also housing the electricity consumer unit and having smart oak-effect luxury vinyl tiled flooring with borders to perimeter. Timber door into main hallway, freshly decorated in white with six-panel timber doors into main principal rooms. Heating thermostat to wall and smoke alarm to ceiling with carpeted floors. Door giving access to large walk-in airing cupboard housing the pressurised hot water cylinder. Shelving provided to sides and rear, carpeted floor and ample space for storage.

Lounge Diner

A surprisingly spacious open plan room having large window to the rear elevation overlooking the River Lud with views across the roof tops of Louth's period properties. Freshly decorated with feature wall colour to one end. Attractive light fittings to ceiling with carpeting to floor in the lounge area leading into the dining space with oak-

effect luxury vinyl tile with border to perimeter. TV point to corner.

Kitchen

A smart fitted kitchen with a range of base and wall units finished with gloss mahogany-effect doors with chrome handles, marble-effect rolltop laminated work surfaces with matching upstands. Single bowl stainless steel sink with mono mixer tap, range of appliances including a single Hotpoint electric built-in oven with matching black glass Hotpoint four ring induction hob with extractor fan above. To one side is a black Hotpoint washer/dryer and a large free-standing Samsung fridge/freezer with built-in water dispenser and also a black Samsung microwave. Large window to the side with excellent views across roof tops. Extractor fan to wall and LED spotlights to ceiling. Tile-effect luxury vinyl tile flooring and freshly decorated walls in white.

Bedroom 1

A very spacious double bedroom with window to rear, freshly decorated in white with attractive ceiling light and carpeted floorings with door into:

En Suite Shower Room

Having an enclosed shower with fully tiled walls in an attractive slate colour. Mira electric shower unit with hand held attachment, glass sliding door. To the side is a low-level WC, wash hand basin with mirrored cabinet above, chrome heated towel rail and Dimplex fan heater to wall. Wood-effect flooring, freshly decorated in white and having extractor fan to ceiling.

Bedroom 2

A further double bedroom with window to the rear. Loft hatch providing access to the roof space which is a useful addition, an excellent advantage of owning a top floor flat. Freshly decorated in white and having carpeted floor.

Family Bathroom

Three-piece suite consisting panelled bath, wash hand basin and low-level WC. Attractive tiling to all wet areas, freshly decorated in a pastel blue colour. Mirror above basin, chrome heated towel rail, Dimplex wall-mounted fan heater, extractor fan to ceiling and luxury vinyl tile flooring with attractive tiled pattern.

Tenure

We are advised by the vendor that the property is leasehold, having a 125 year lease from 1st January, 2012. The ground rent is believed to be chargeable at £300 per year. The property is also liable for maintenance charges which vary and last year this amounted to £750 including the buildings insurance.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

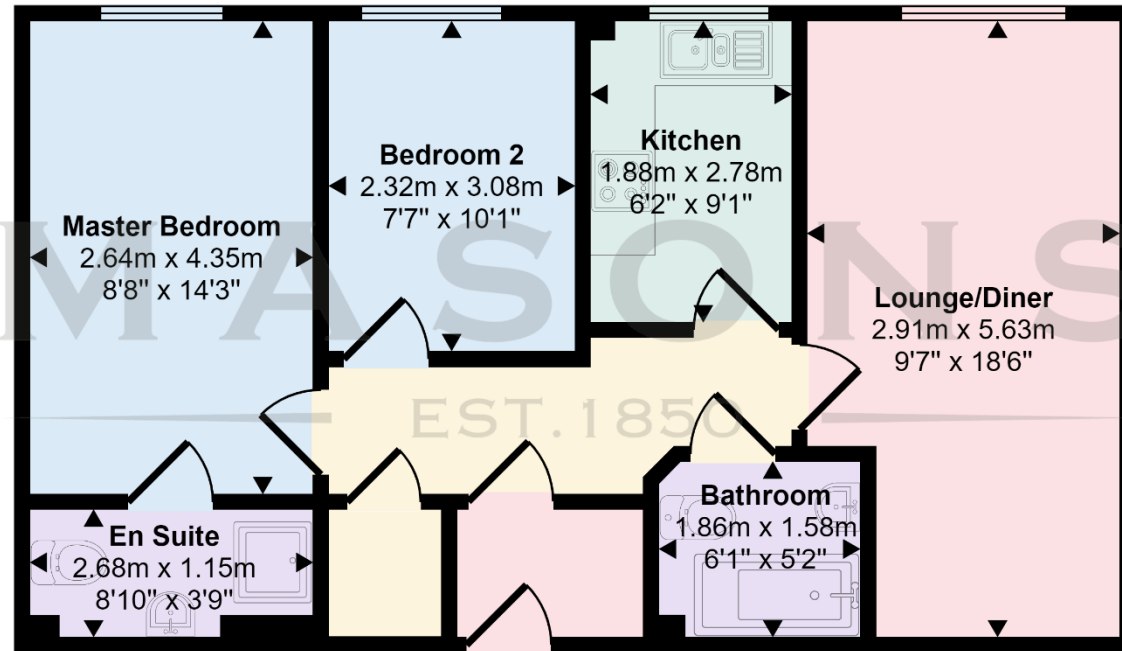
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage with electric central heating but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Notice

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