



13 Mallard Ings

Louth

M A S O N S

— SINCE 1850 —

13 Mallard Ings

Louth
LN11 0FD



Designated parking space

Second Floor Flat

New Modern Kitchen

Two Double Bedrooms

Offers En-Suite

Close to local amenities

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 neutrally decorated and finished to a high standard benefitting from a new 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.

The property is leasehold, having a 125-year lease from 1st January 2012. The ground rent is believed to be chargeable at £250 per year.

The property is also liable for maintenance charges, which are variable depending on the works required and general upkeep of the building. These charges can fluctuate from year to year; for example, last year they amounted to £1,494, reflecting additional remedial works carried out on the property. This figure includes the buildings insurance.

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Accessed via a secure communal entrance with intercom, leading to a shared hallway with mailboxes and an understairs cupboard housing the electric meter. The flat is located on the second floor and reached via a well-maintained communal staircase and landing.

The property is entered through a timber front door into a porch with neutral décor, coat hooks, intercom system and the electricity consumer unit, with oak-effect vinyl flooring. A door leads into the main hallway, providing access to the principal rooms, with a wall-mounted thermostat, ceiling smoke alarm and carpeted floor. There is also a useful walk-in airing cupboard housing the pressurised hot water cylinder, with shelving and storage space.

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

The en suite comprises a shower enclosure with fully tiled walls in a slate-effect finish, fitted with a Mira electric shower and glass sliding door. There is also a low-level WC and a wash hand basin with a mirrored cabinet above. Additional features include a chrome heated towel rail, wall-mounted Dimplex fan heater, extractor fan to the ceiling, and wood-effect flooring, with walls finished in white.





A further well-proportioned double bedroom with a window to the rear elevation, allowing for good natural light and a pleasant outlook. The room benefits from a loft hatch providing access to the roof space, a useful advantage of a top floor flat, offering additional storage potential. There is ample space for a double bed along with wardrobes and additional furniture. The room is finished in neutral décor with a carpeted floor, creating a comfortable and practical space.

A modern newly fitted kitchen with a range of base and wall units finished in a contemporary style, with complementary work surfaces. A single bowl stainless steel sink with mixer tap is set within the worktop. Integrated appliances include a Hotpoint electric built-in oven with a matching black glass four-ring induction hob and extractor above. To one side, there is a Hotpoint washer/dryer, along with a freestanding Samsung fridge/freezer with a built-in water dispenser and a Samsung microwave. A large window to the side provides good natural light and open views across the rooftops. Additional features include an extractor fan to the wall, LED spotlights to the ceiling, and tile-effect vinyl flooring, with walls finished in white.





A well-proportioned open plan living space with a large rear-facing window, allowing in plenty of natural light and offering views over the River Lud and across the rooftops of Louth's period properties. The room features a contrasting wall colour to one end, creating a defined lounge area. Ceiling light fittings are installed, with the lounge section laid to carpet, leading through to a designated dining area finished with oak-effect vinyl flooring. A TV point is positioned in the corner, and the layout provides ample space for both seating and dining furniture.



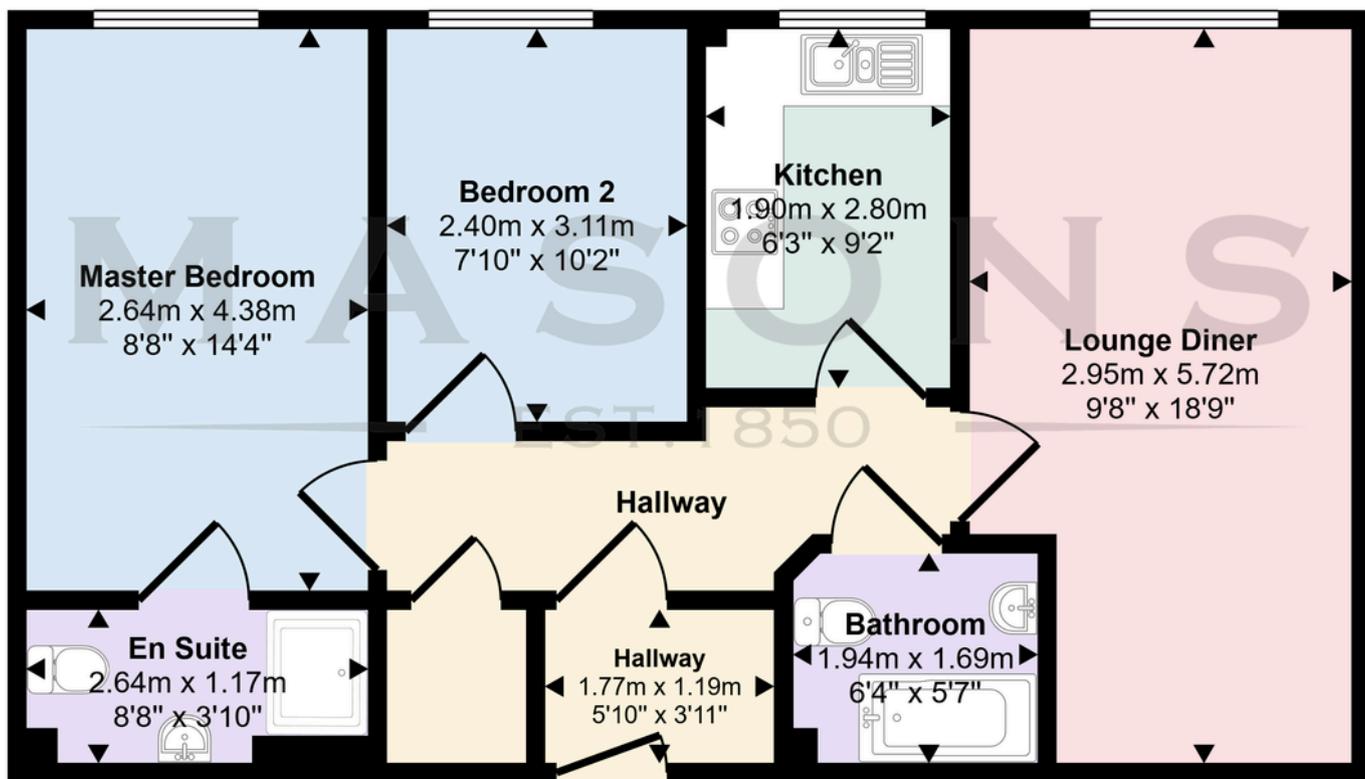
Fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC. Tiling is provided to the main splashback areas, with the remaining walls finished in a soft pastel blue. A mirror is positioned above the basin, along with a chrome heated towel rail. There is also a wall-mounted Dimplex fan heater and a ceiling extractor fan. The floor is laid with vinyl tiles in a patterned finish.







Approx Gross Internal Area
59 sq m / 634 sq ft



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 real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Leasehold, having a 125-year lease from 1st January 2012. The ground rent is believed to be chargeable at £250 per year.

Location

What3words: ///deploying.barks.burglars

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.

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.

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