



11 Mallard Ings Louth LN11 0FD

£110,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

A fantastic opportunity to purchase this spacious first floor flat, situated in a purpose-built modern block in the charming market town of Louth. With a light and bright interior throughout, this well maintained property enjoys a peaceful setting overlooking Louth's historic former canal. Conveniently located within walking distance of the town centre, and providing the opportunity for scenic walks along the canal, this is an ideal property for first time buyers or downsizers looking for a low maintenance home in an attractive location . EPC rating C. Tenure - leasehold.

### 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

Steps lead up to the communal entrance door which has a door entry security system.

### Entrance Lobby

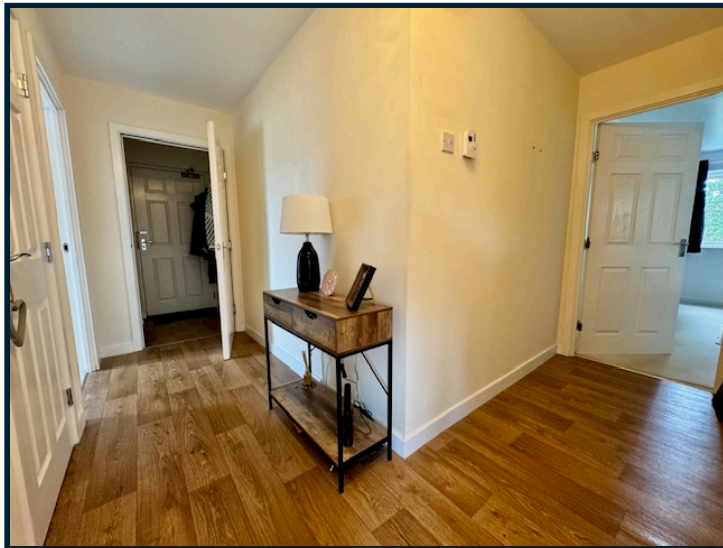
With intercom system, electric consumer unit and cloaks rail. Door opening to:

### Hallway

With electric radiator, built-in cupboard housing pressurised hot water cylinder and immersion heater, digital heating control panel.

### Lounge Diner

With two uPVC double glazed windows having views overlooking Louth's historic canal, electric radiator. Opening to:  
15'3" x 12'7" (4.67m x 3.89m)



### Kitchen

With fitted kitchen units, wall & base cupboards having gloss cream fronts, wood block effect worktops, integrated electric hob oven and extractor hood over, tiled splash backs, space for washing machine and fridge, uPVC double glazed window, stainless steel sink having mini sink and drainer board, extractor fan.

5'9" x 8'8" (1.8m x 2.69m)

### Bedroom 1

With uPVC double glazed window, electric radiator.

9'1" x 11'6" (2.8m x 3.54m)

### Ensuite Shower Room

With tiled shower cubicle having Mira electric shower, close couple toilet, wash basin, electric heated towel rail, wall mounted electric blow heater, tiled flooring, uPVC double glazed window and extractor fan. 4'3" x 5'2" (1.32m x 1.6m)

### Bedroom 2

With uPVC glazed window, electric radiator.

8'8" x 8'8" (2.7m x 2.71m)

### Bathroom

With white three-piece suite comprising of panel bath with splash tiling , close couple toilet, wash basin, wall mounted electric blow heater, electric heated towel rail, tiled flooring and extractor fan.

6'3" x 5'3" (1.95m x 1.62m)

### Outside

To the front of the building is an allocated parking space in a communal tarmac car park.

### Tenure

The tenure of this property is Leasehold with a lease, tenure running for 125 years from 2012.. Ground rent £150.00 per annum.

### Council Tax Band

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

### Services

We understand the property has mains water, electricity, and drainage.



**Mobile**

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

**Broadband**

We understand from the Ofcom website that standard broadband is available at the property with a download speed of 13 Mbps and upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach is the available network.

**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**

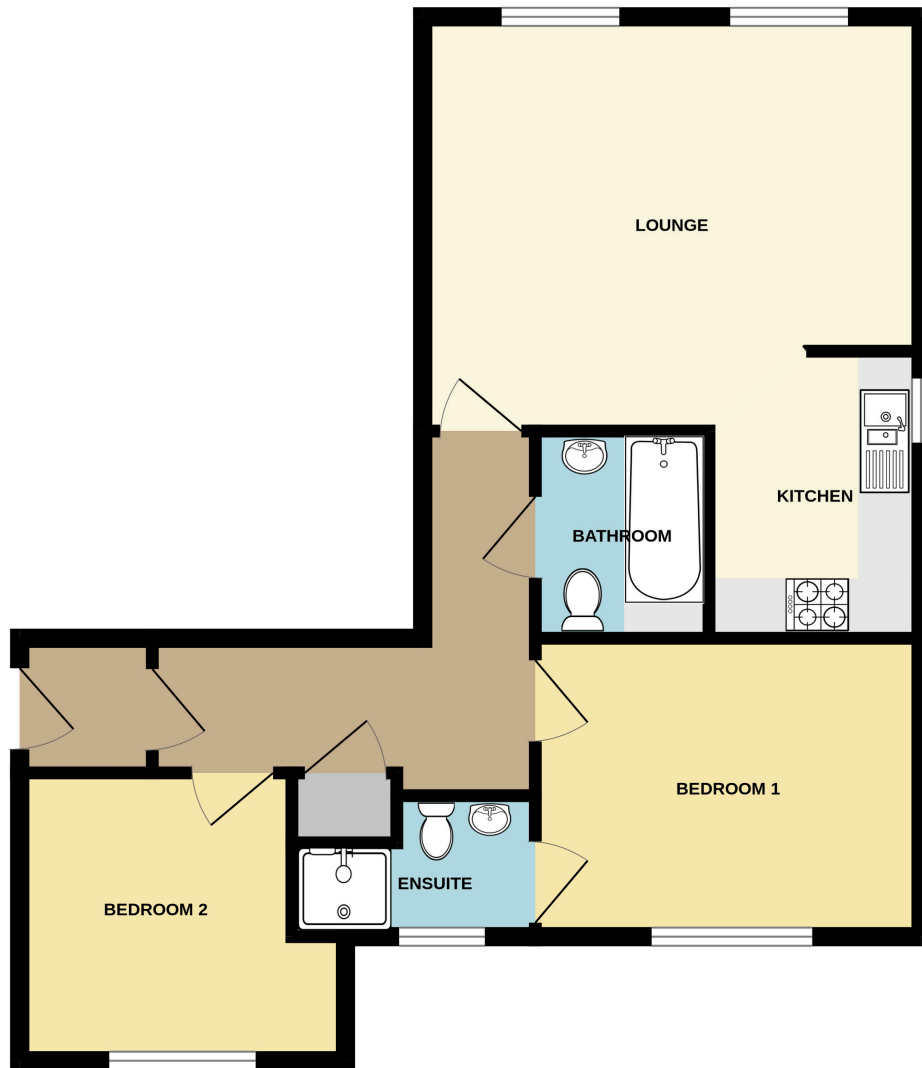
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

**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.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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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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.