



5 Spring Court Louth LN11 9PR

£127,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859



Located within easy walking distance of the town centre and set back from Queen Street, this well presented first floor flat offers a modern bright interior throughout and presents an excellent opportunity for a variety of buyers. The property benefits from its own allocated parking space, its own garden area and a long 999 year lease providing peace of mind and long-term value. With an EPC rating of C, it's energy efficient and ready to move into.

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

### Entrance

The property is accessed via a staircase to a first floor uPVC entrance door. On the ground floor there is a communal cupboard.

### Lounge

With uPVC double glazed window, radiator, dado rail , uPVC entrance door, coved ceiling, electric consumer unit. Maximum depth measurement narrowing to 9'7" (2.96m) 17'2" x 11'2" (5.26m x 3.43m)

### Kitchen

With modern fitted kitchen comprising of wall and base cupboards with cream fronts, roll top worktops over, stainless steel sink having mini sink and drainer board, tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for tumble dryer and washing machine, uPVC double glazed window, Worcester gas fired central heating boiler, radiator.  
13'5" x 6'9" (4.13m x 2.11m)



### Inner Hallway

With thermostat, dado rail, access to roof space, built-in storage cupboard, radiator, coved ceiling & built-in airing cupboard housing hot water cylinder.

### Bedroom 1

With coved ceiling, radiator, built in wardrobe, uPVC double glazed window with views over the gardens, radiator. Maximum depth measurement extending to 12'4" (3.78m)  
8'8" x 7'9" (2.69m x 2.43m)

### Bedroom 2

With uPVC double glazed window with views over gardens, radiator and coved ceiling. Maximum measurements.  
12'4" x 6'5" (3.79m x 1.99m)

### Bathroom

With modern fitted suite comprising of a panel bath with glass shower screen and Triton electric shower over, close coupled toilet, wash basin, chrome heated towel rail/radiator, part tiled walls, extractor fan and coved ceiling.  
6'6" x 5'5" (2.03m x 1.7m)

### Outside

The property benefits from its own south facing garden area which includes a lawn, timber shed & paved path. A shared footpath provides access to a public walkway known as The Gatherums.

### Tenure

The property is understood to be leasehold. The term of the lease is 999 years from 1982. Ground rent is currently £30 per annum and there is also a service charge for communal areas and insurance.



### Council Tax Band

The property is currently in Council Tax Band A.

### Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating.

### Mobile

We understand from the Ofcom website there is 80% mobile coverage from EE, 78% from O2 and three and 81% with Vodafone.

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. Ultrafast broadband is also available with download speed 80 Mbps and upload speed of 20Mbps. Openreach is the available network.





FLOORPLAN

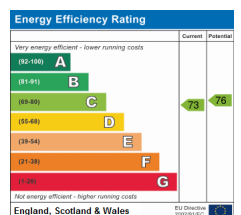
## John Taylors

The Mart 127 Eastgate Louth LN11 9QE

**Call:** 01507 603648

**Web:** [johntaylors.com](http://johntaylors.com)

**Email:** [enquiries@johntaylors.com](mailto:enquiries@johntaylors.com)



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.