



STEVENS PROPERTY  
MANAGEMENT



## Queen Street, Louth

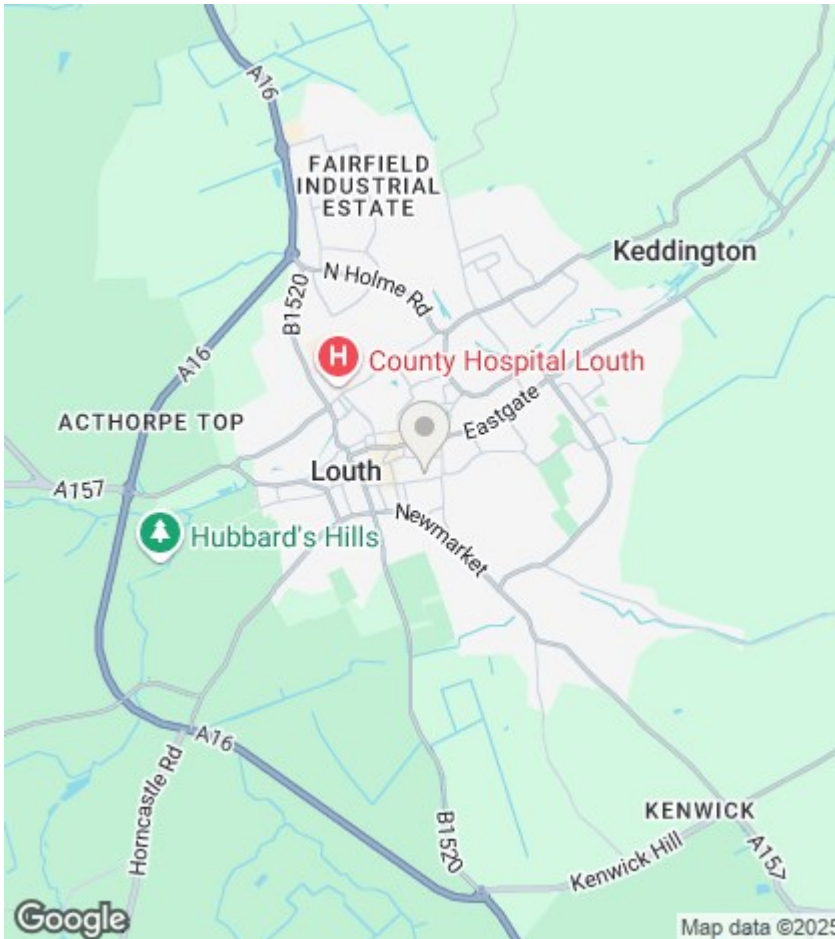
RENT £675 PCM DEPOSIT £775

COUNCIL TAX BAND A EPC 61

- Mid Terraced House
- 2 Reception Rooms
- Enclosed Rear Courtyard
- Standard and superfast broadband speed available at this property.
- 2/3 Bedrooms
- Deceptively Spacious
- FTTC, Mains drainage, GCH

13 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 605 721

[enquiries@stevenspropertymanagement.co.uk](mailto:enquiries@stevenspropertymanagement.co.uk)  
[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

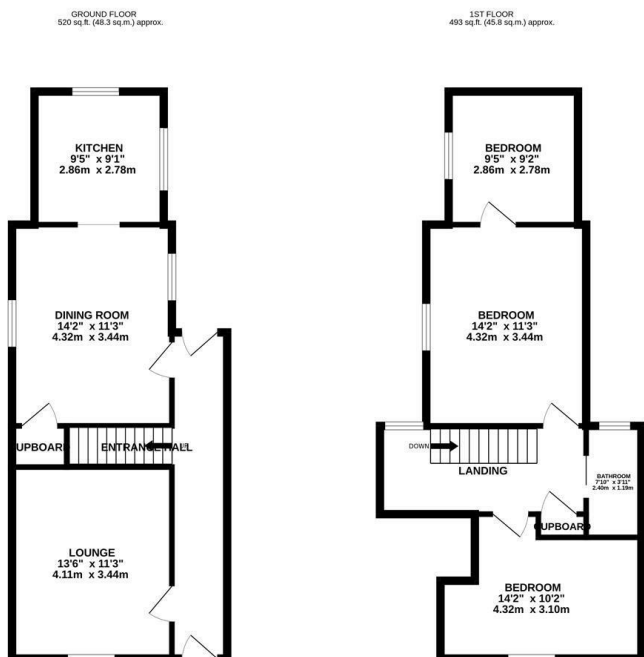
**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection

Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly



TOTAL FLOOR AREA: 1014 sq ft (94.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans compared with measurements of plots, buildings, rooms and any other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call for plans.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	