



STEVENS PROPERTY  
MANAGEMENT



## Northgate, Louth

RENT £1,000 Per Calendar Month DEPOSIT £1,150

COUNCIL TAX BAND E EPC 71

- Detached Townhouse
- 3 Reception Rooms, Paved Roof Terrace
- GCH, Mains Drainage, FTTC
- Three Spacious Bedrooms, 3 En-suites.
- Very large garage
- Standard, Superfast and Ultrafast broadband speeds available.

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The detached townhouse stands proudly, showcasing distinctive character and charm, making it a standout choice for anyone looking to settle in this vibrant area, ideally situated in the heart of Louth town centre. This remarkable property boasts three spacious bedrooms and three well-appointed bathrooms, 3 reception rooms, utility room and fully fitted Kitchen.

The highlight of this home is undoubtedly the paved roof terrace, which provides a delightful outdoor space for relaxation or entertaining. This property truly represents a rare opportunity to own a piece of Louth's rich heritage while enjoying modern comforts. Don't miss the chance to make this exceptional townhouse your new home. Council Tax Band E, EPC C.

There is Standard, Superfast and Ultrafast broadband speeds available at this property, with download speeds of 17MBPS, 80MBPS and 10000MBPS and upload speeds of 1MBPS, 20MBPS and 10000MBPS.



Total area: approx. 364.2 sq. metres (3920.8 sq. feet)

### 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

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |