



STEVENS PROPERTY
MANAGEMENT



Raithby-Cum-Maltby, Louth

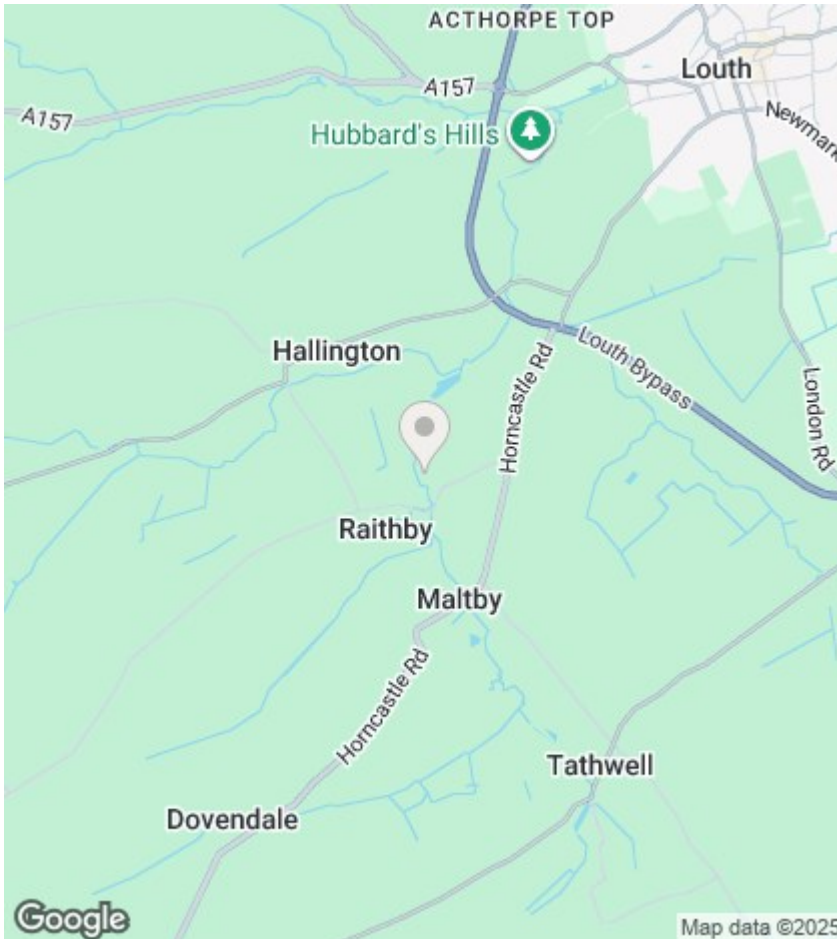
RENT £1,400 Per Calendar Month DEPOSIT £1,615

COUNCIL TAX BAND EPC 44

- Detached rural high end home
- 3 Good size bedrooms (master with en-suite)
- Conservatory to the rear with open countryside views
- Modern fixtures and fittings with Character throughout
- Storage throughout, shower room to first floor.
- Oil Central Heating. Garage, Garden and Driveway

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Nestled in the charming village of Raithby-Cum-Maltby, on the outskirts of Louth, this delightful detached house offers a perfect blend of rural tranquillity and modern sophistication. Spanning an impressive 1,798 square feet, the property boasts stunning views over open fields, creating a serene backdrop for everyday living.

Upon entering, you are welcomed by a utility and open plan kitchen and dining area, designed for both functionality and style, an additional reception room with open fire, adding that extra character and comfort. This space is perfect for entertaining guests or enjoying family meals, while the adjoining conservatory invites natural light and provides a peaceful spot to relax and take in the views to the rear.

The property comprises three generously sized bedrooms, two equipped with ample storage, ensuring comfort and convenience for all family members. Additionally, there are two well-appointed bathrooms, catering to the needs of a modern household.

Outside, the property benefits from a garage and a driveway, providing secure parking and extra storage options. The surrounding rural landscape enhances the appeal of this home, offering a peaceful retreat while still being within easy reach of the amenities in Louth.

This residence is a wonderful opportunity for those seeking a harmonious blend of countryside living with contemporary comforts. Whether you are a growing family or simply looking for a spacious home, this property is sure to impress.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 