



STEVENS PROPERTY
MANAGEMENT



Ticklepenny Drive, Louth

RENT £1,500 Per Calendar Month DEPOSIT £1,730

COUNCIL TAX BAND E EPC 85

- Utility Room
- Annex
- 2 En Suites
- Large garden
- Downstairs WC
- Dressing Room
- Driveway
- High specification

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

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



This well presented four bedroom detached family home is located in a prime position on the popular development to the eastern side of the sought after town of Louth. Being finished to a high standard and offering great family living accommodation. Neutrally decorated and carpeted throughout and offering many extras. The accommodation comprises; Entrance hallway leading to large living area with GF WC and utility room. Reception room with dual aspect windows and a large main sitting room, fitted breakfast kitchen with built in appliances, breakfast island accompanied by UPVC French doors leading out to the patio area. FOUR bedrooms, 1 master with en-suite and dressing room and another with an en-suite and fitted mirrored wardrobes, family bathroom with bath and mixer shower. Open plan rear garden, driveway leading to detached "annex" which is both heated and powered and is a great addition to the property. Large garden area benefiting from countryside views. Viewing is advised to appreciate the size and scale of the property. EPC 85B, Council Tax Band E

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		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	