



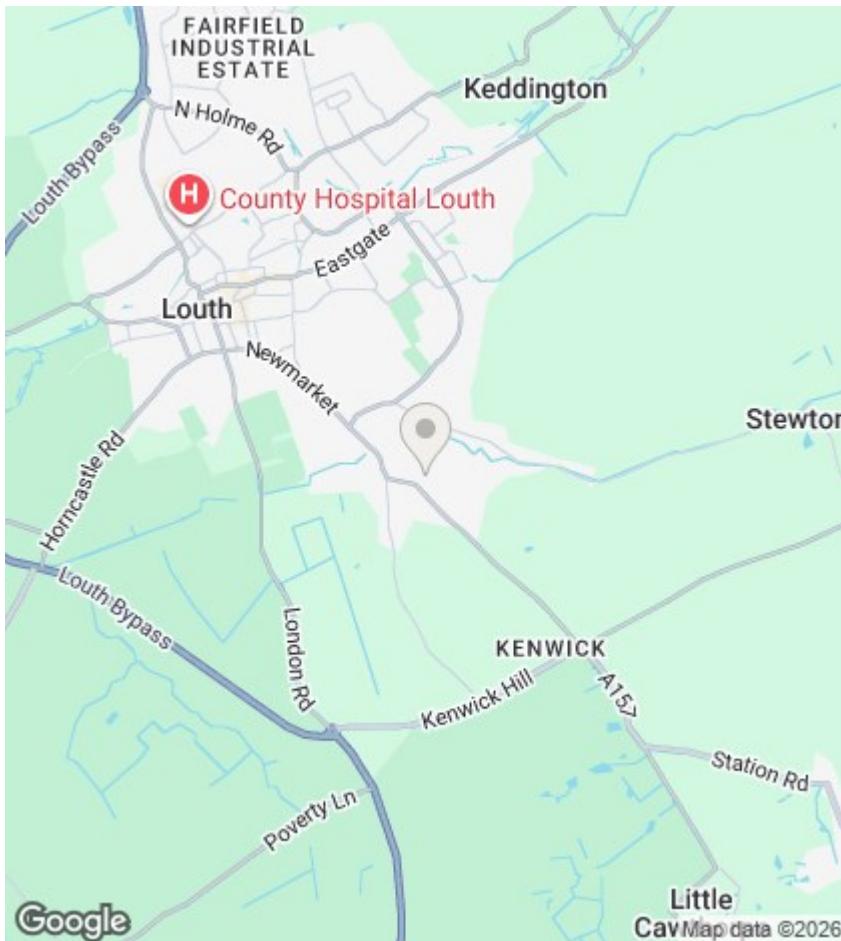
STEVENS PROPERTY  
MANAGEMENT



## Eresbie Road, Louth

RENT £1,500 Per Calendar Month DEPOSIT £1,730  
COUNCIL TAX BAND D EPC 70

- 4 Bedroom family detached house
- Conservatory, Living room
- Integral Garage, Enclosed Garden
- Kitchen/Diner, Utility, Downstairs W.C
- 4 Good Sized Bedrooms (master with ensuite).
- Driveway, FTTC, GCH.



An attractive detached house situated in a quiet cul-de-sac position. The property includes hallway, Downstairs W.C., lounge, spacious and modern kitchen diner, utility and conservatory on the ground floor and four bedrooms, en-suite and bathroom on the first floor. Enclosed garden and Integral garage and parking. EPC rating C.

#### Entrance Hall

With part glazed composite front entrance door, radiator, dado rail, central heating thermostat & coved ceiling.

#### Cloak Room

With hand basin, close couple toilet, radiator & extractor fan.

#### Lounge

4.13m x 4.18m

#### Lounge

4.13 m wide maximum times 4.18 m deep maximum measurements into chimney recess and bay window. With Regency style fireplace housing real flame effect gas fire, dado rail, coved ceiling, radiator, uPVC double glazed box bay window, further uPVC double glazed window to side elevation, coved ceiling, telephone point. Measurements into bay & chimney recess.

#### Kitchen Diner

2.93m x 5.71m

## 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		81
(69-80) C	70	
(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