

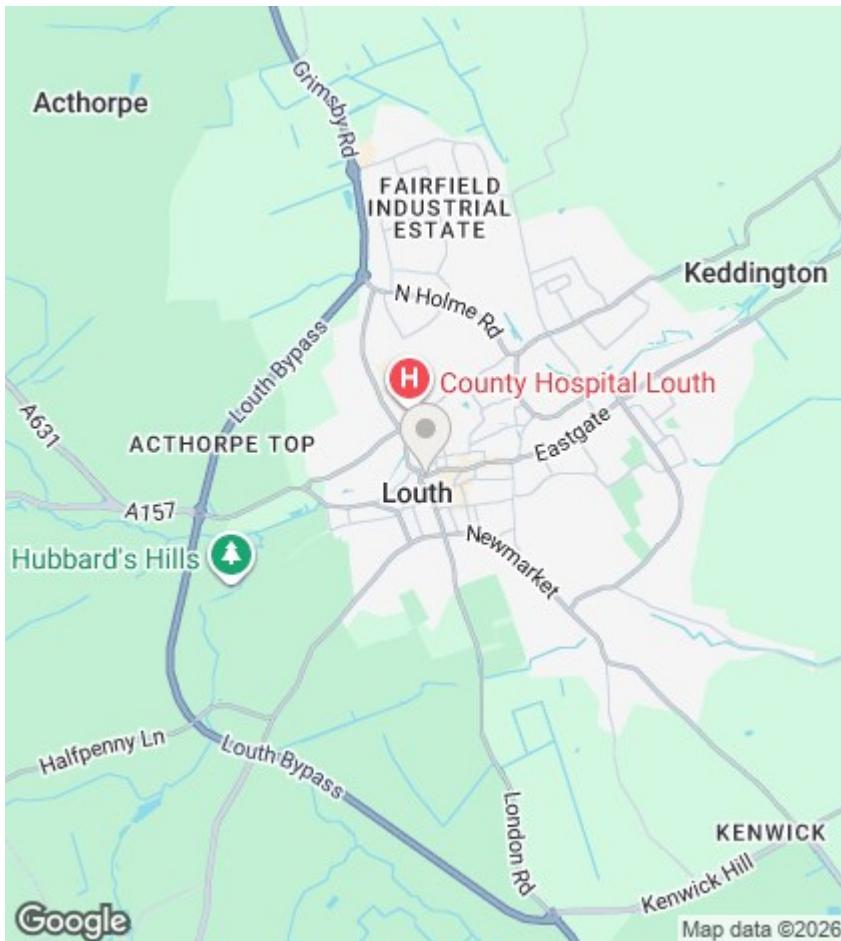


Northgate, Louth, Lincs

RENT £725 PCM DEPOSIT £830

COUNCIL TAX BAND A EPC 71

- Full renovation being completed
- Rear patio area
- Neutrally decorated throughout
- Two double bedrooms with built in wardrobes
- Allocated parking space
- FTTC, Mains Drainage, GCH.



Internal photos to follow, currently having renovation works completed, property will be available from 9th February 2026

Nestled in the charming area of Northgate, Louth, this delightful two-bedroom Terrace cottage offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from the Town centre, residents will enjoy easy access to a variety of local shops, cafes, and amenities, making it an ideal choice.

The cottage comprises Entrance hall, Lounge, Dining/Kitchen, Stairs and Landing, Two double bedrooms with built in wardrobes, Bathroom and Rear patio area.

One of the standout features of this property is the allocated parking space, a rare find in such a central location.

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

EPC C, Council Tax Band A.

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		86
(81-91) B		71
(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	