



STEVENS PROPERTY
MANAGEMENT



Swallow Drive, Louth

RENT £685 Per Calendar Month DEPOSIT £790

COUNCIL TAX BAND A EPC 0

- 2 bedroom semi detached house
- Living Room, Kitchen/Diner,
- 2 Double Bedrooms, Enclosed Garden
- Set back position in the heart of a residential estate
- Well appointed bedroom,
- Car Port, GCH, Mains Drainage.

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This 2 bedroom end of terrace located in Swallow Drive in the charming town of Louth, offers a perfect blend of comfort and convenience. Spanning approximately 700 square feet, the property is set back from the road, providing a peaceful retreat with ample parking and the added benefit of a car port.

Upon entering, you are welcomed via a prochway into a spacious living room through to the kitchen/diner, and it seamlessly connects to a charming conservatory. This delightful addition overlooks a fully enclosed garden, which is predominantly paved and laid to lawn, offering a low-maintenance outdoor space perfect for enjoying sunny days or hosting gatherings.

Upstairs, you will find a well-appointed bathroom and two generously sized double bedrooms, providing ample space for rest and privacy and space for storage.

Ofcom confirms this property can benefit from superfast broadband.

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		
(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 	