



## Eastgate, Louth

RENT £1,400 Per Calendar Month DEPOSIT £1,615  
COUNCIL TAX BAND D EPC 56

- Unique detached 4/5 bedroom House
- 3 Reception Rooms & 3 Bathrooms
- Private parking and enclosed garden
- Prime location close to amenities
- Versatile living accommodation
- Mains drainage, GCH, FTTC



Nestled in a serene corner of Eastgate, Louth, this unique detached house offers an exceptional living experience. Spanning an impressive 2,099 square feet, the property boasts four/five well-appointed bedrooms and three bathrooms, making it ideal for families or those seeking ample space. The versatile living accommodation allows for a variety of layouts, catering to your personal needs and preferences. Whether you envision a home office, a playroom, or additional guest quarters, the possibilities are endless. This house also boasts a Breakfast Kitchen and 3 Reception Rooms.

The house is set within beautiful grounds, with private parking providing a tranquil retreat from the hustle and bustle of everyday life. Its private location in the heart of Louth ensures that you are never far from local amenities, shops, and schools, while still enjoying the peace and quiet that this property offers.

This remarkable home is not just a place to live; its spacious layout and charming surroundings presents a rare opportunity to acquire a distinctive property in a sought-after area. Do not miss the chance to make this delightful house your new home.

According to Ofcom:

The property has availability of superfast broadband with highest available download speed of 80Mbps and Upload speeds of 20 Mbps.

Mobile coverage:  
 Provider Voice Data  
 EE Likely Likely  
 Three Limited Limited  
 O2 Limited Limited  
 Vodafone Limited Limited

## 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		83
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC