



STEVENS PROPERTY
MANAGEMENT



Carlton Road, Manby, Louth

RENT £995 Per Month DEPOSIT £1,148

COUNCIL TAX BAND C EPC 75

- Detached Family House
- 2 Reception Rooms
- Car Port with Electric up and over door
- 3 Bedrooms (2 double one small single)
- Extended Utility Room and Shower Room
- Block Paved Driveway



A 3 bedroom detached house located down a private unadopted road. The property is neutrally decorated throughout, with deceptively large living space on offer, which is briefly comprised of Hallway, Lounge with log burner, superb open plan kitchen dining living space with bi fold doors overlooking the private rear garden, utility room which leads to a modern shower room and a huge integral garage with electric roller door. On the first floor, there are three beautifully presented bedrooms which are served by the modern bathroom suite. The property also benefits from block paved driveway providing ample parking.

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	75	
(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	