



STEVENS PROPERTY  
MANAGEMENT



## Highfield Road, North Thoresby

RENT £995 PCM DEPOSIT £1,145

COUNCIL TAX BAND C EPC 54

- Popular village location
- 2 reception rooms
- Family bathroom
- Oil central heating, mains drainage, ftc
- 4 bedrooms
- Kitchen with integrated hob
- Large driveway
- Standard and superfast broadband speeds available at this property.

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A 4 bedroom detached house in the popular village of North Thoresby; between Louth and Grimsby. Benefitting from modern Kitchen, Living Room with open fireplace and patio doors leading onto garden, Dining Room, Downstairs WC, 4 Bedrooms with built-in storage, Bathroom, Gardens, large Driveway and Oil Central Heating. This would make an ideal family home in a sought after location. EPC 54E, Council Tax Band C

According to Ofcom there is standard and superfast broadband speeds here with download speeds of 16MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS.

## 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

