



STEVENS PROPERTY  
MANAGEMENT



## Keddington Road, Louth

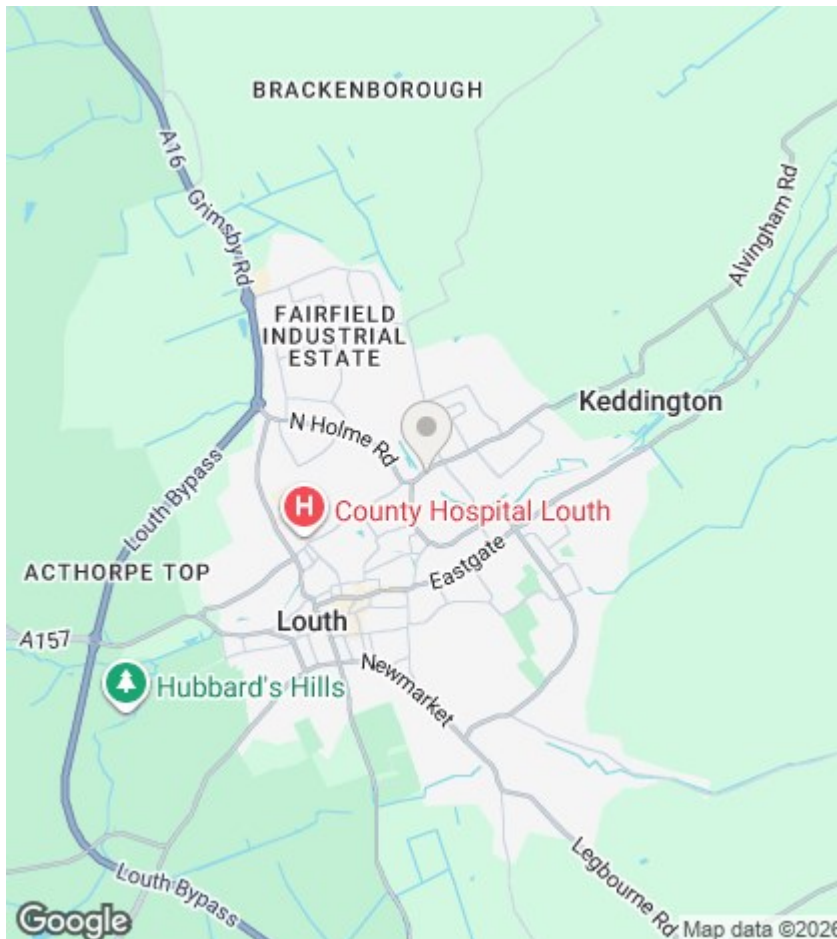
RENT £895 Per Calendar Month DEPOSIT £980

COUNCIL TAX BAND A EPC 47

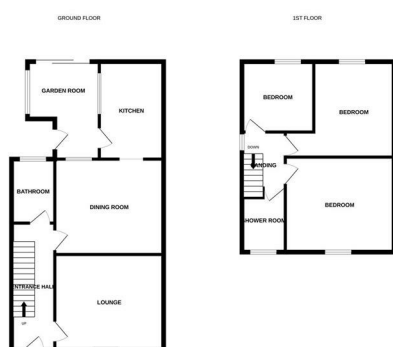
- Full of Character and Charm
- 2 Reception Rooms
- Garage, Drive & Garden
- 3 Good sized Bedrooms
- 2 Shower/Bathrooms
- Mains Drainage, FTTC, GCH

13 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 605 721

[enquiries@stevenspropertymanagement.co.uk](mailto:enquiries@stevenspropertymanagement.co.uk)  
[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



Full of CHARM and CHARACTER this 3 bedroom semi detached house is a large example of a 3 bedroom property with the main highlights being 3 GOOD SIZED BEDROOMS, A shower room to the first floor and family bathroom to the ground floor, 2 Reception Rooms, hand painted galley Kitchen and useful storage garden room/porch to the rear. The property also has a garage and driveway. EPC 47E, Council Tax Band A



These plans are not to scale and are for information only. They do not constitute an offer of a property. The actual property may vary from the plans. The agent is not responsible for any errors or omissions. The plans are subject to change without notice.

## 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>47</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 