



STEVENS PROPERTY
MANAGEMENT



Hazel Grove, Louth

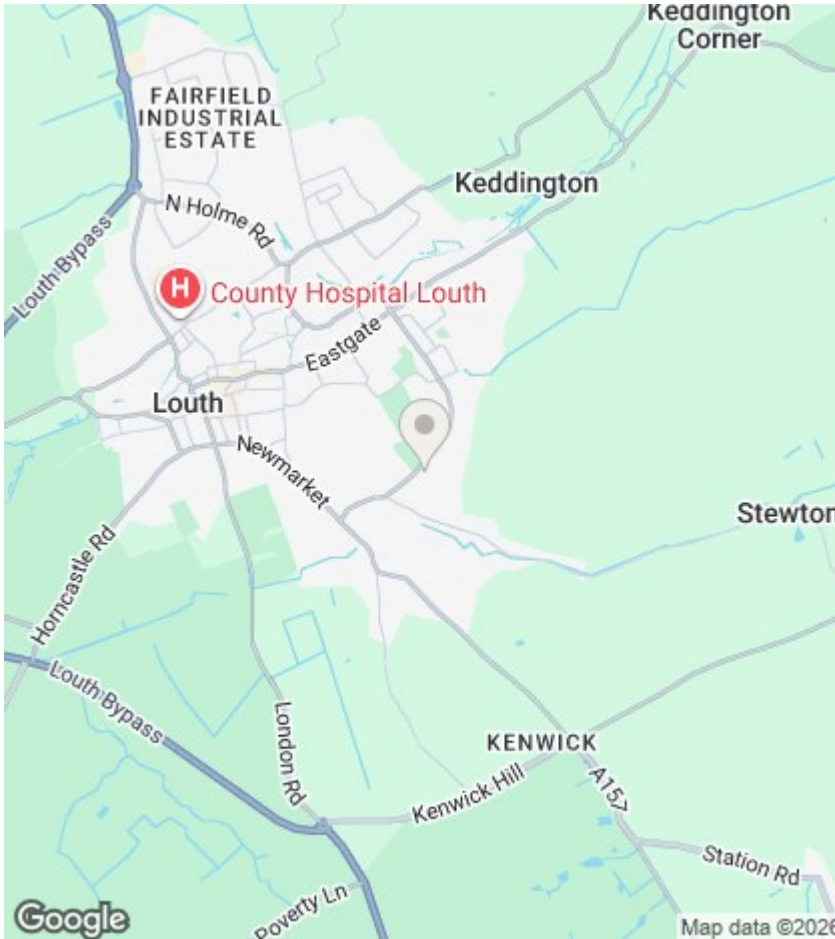
RENT £995 Per Month DEPOSIT £1,140

COUNCIL TAX BAND B EPC 61

- Semi detached house
- 2 Reception rooms
- Master bedroom with ensuite
- Patio garden
- GSC, Mains drainage FFTC
- 3 Bedrooms
- 1 Sun room
- 1 Family bathroom
- Detached garage and parking
- CTB B EPC 61D

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Nestled in the charming area of Hazel Grove, Louth, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a generous living space, making it an ideal home for those seeking a peaceful retreat.

This property features three spacious bedrooms, providing ample room for relaxation and privacy. The master bedroom benefits from an ensuite bathroom, ensuring a touch of luxury. In addition to the ensuite, there is a well-appointed family bathroom, catering to everyone's needs.

The heart of the home is undoubtedly the inviting kitchen, which comes equipped with essential white goods, making it ready for immediate use. From the kitchen, you will find two reception rooms that offer versatile spaces for entertaining or unwinding after a long day. The sunroom is a delightful addition, allowing natural light to flood in and providing a serene spot to enjoy the garden views.

The property is set in a peaceful area, perfect for those who appreciate a tranquil lifestyle while still being close to local amenities. With its generous layout and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in a welcoming community.

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 	