

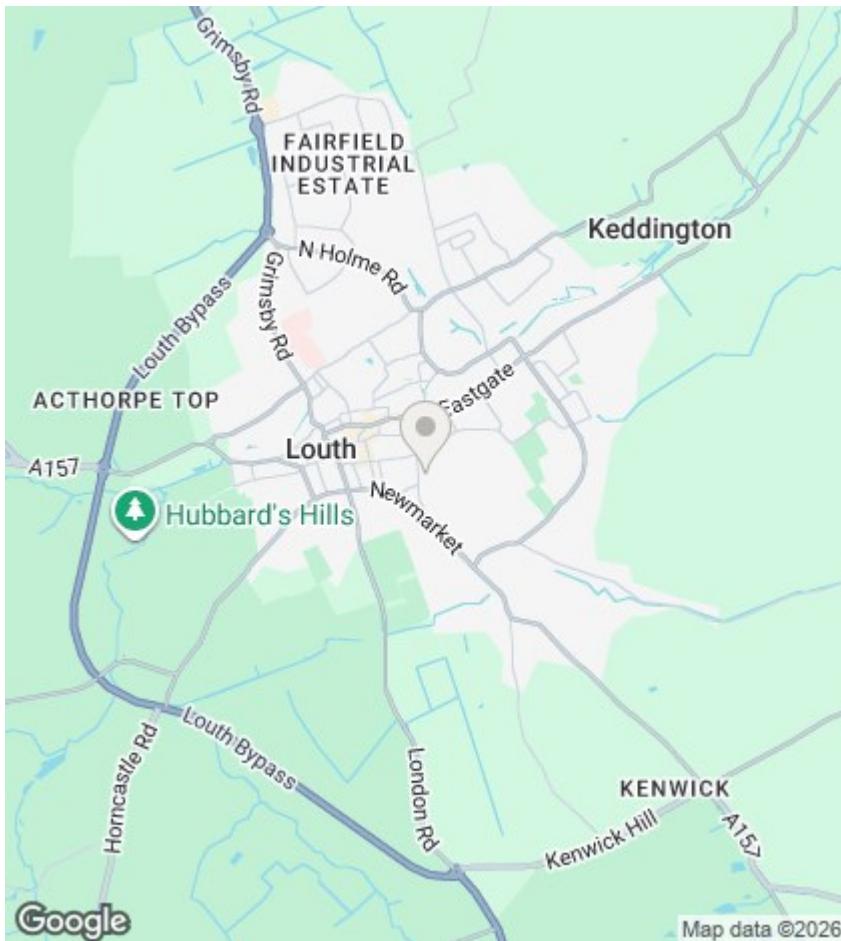


Church Street, Louth

RENT £800 Per Calendar Month DEPOSIT £920

COUNCIL TAX BAND A EPC 74

- Characterful and beautifully styled 2 bedroom cottage
- Off Street Parking for 2+ Vehicles
- Neutrally Decorated Throughout
- Prime town centre location
- Good Sized Wooden Garage, paved garden
- GCH, Mains Drainage, FTTC

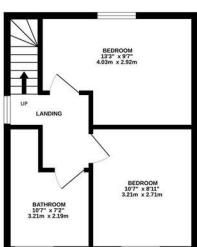
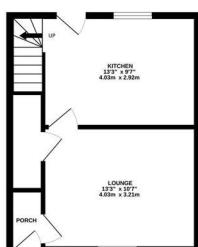


Nestled on the charming Church Street in Louth, this beautifully renovated semi-detached cottage, built in 1850, presents a unique opportunity to own a piece of history while enjoying modern comforts. The property comprises a well-appointed characterful kitchen offering a delightful space for culinary pursuits, while the staircase and landing provide access to two generously sized bedrooms.

The bathroom is thoughtfully designed, catering to both functionality and style. Additionally, the property features a workshop/garage, providing valuable storage or workspace, alongside a large driveway that offers convenient off-road parking and a paved garden to the rear.

Situated in the heart of Louth, this home is ideally located within easy reach of local amenities, including a variety of shops, delightful cafes, and picturesque parks. This makes it an excellent choice for couples, small families or professionals seeking a vibrant community atmosphere. With a Council Tax Band A and an EPC rating of C, this property not only offers charm and character but also represents a practical and energy-efficient living option.

This cottage is a rare find, combining historic allure with contemporary living, making it a must-see for anyone looking to settle in this lovely market town.



TOTAL FLOOR AREA: 648 sq ft (60.2 sq m) approx.
While every effort is made to ensure the accuracy of the floor plan, measurements, dimensions, rooms and any other details are approximate and are intended to be used for guidance purposes only. These details do not form part of any legal agreement and no guarantee can be given as to their accuracy. Measurements do not include any porches or garages. More detail or dimensions can be given.

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

