



STEVENS PROPERTY
MANAGEMENT



Church Street, Louth

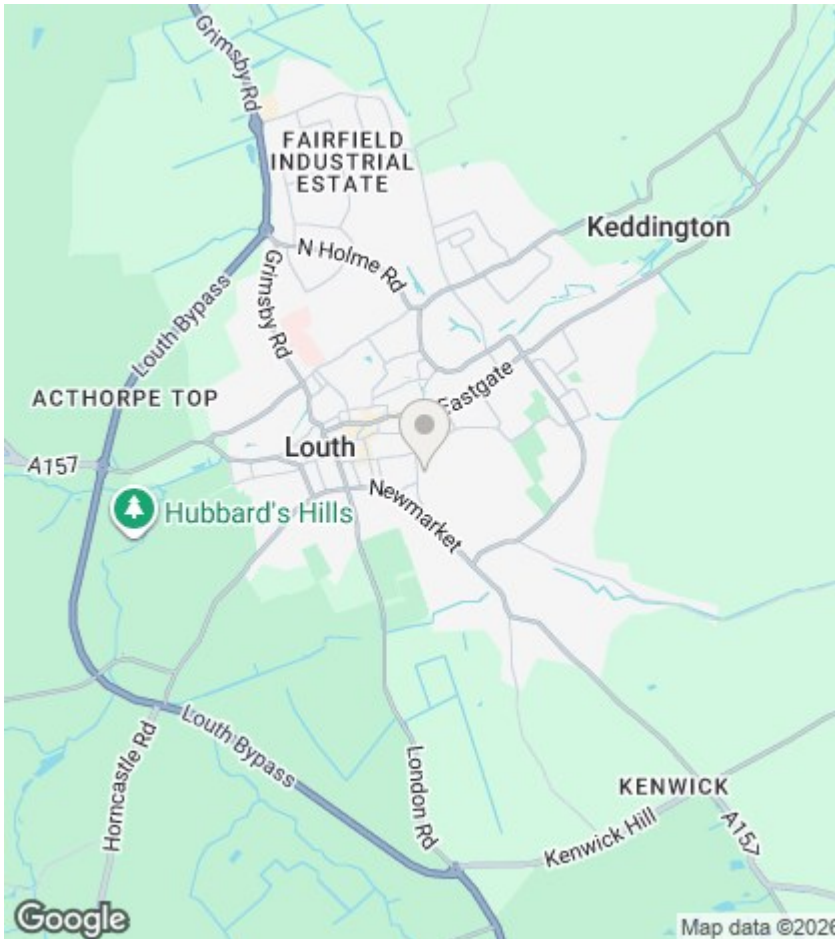
RENT £800 Per Calendar Month DEPOSIT £920

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

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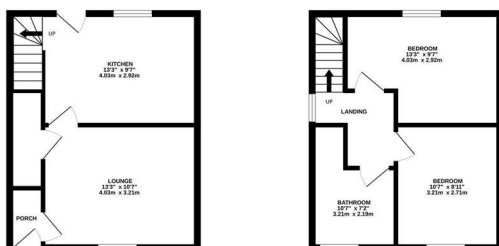


Nestled on the charming Church Street in Louth, this beautifully renovated semi-detached cottage, built in 1850, presents a unique opportunity to own a piece of history while enjoying modern comforts. The property comprises a well-appointed characterful kitchen offering a delightful space for culinary 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: 640 sq ft (59.7 sq m) approx.
While every effort has been made to ensure the accuracy of the information provided, Stevens Property Management Ltd does not warrant or accept any liability for the accuracy of the information provided. The information is provided for general information only and should not be relied upon for any specific purpose. The actual property may vary from the information provided and is subject to change without notice.
Made with Drawings 12/25

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		90	
(81-91) B			
(69-80) C	74		
(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 