



STEVENS PROPERTY  
MANAGEMENT



## Lamberts Row, Covenham St. Mary, Louth

RENT £575 Per Calendar Month DEPOSIT £660

COUNCIL TAX BAND A EPC 76

- Mid terrace cottage
- Quaint semi rural location
- 2 bedrooms ( one very small box room )
- Rear garden
- Standard and superfast broadband speeds available at this property
- Modern kitchen, Living Room
- Bathroom with shower over the bath
- Parking at the front of the property.
- Air source heat pump, mains drainage, FTTC

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In the picturesque village of Covenham, welcomes a newly furnished 2 bedroom cottage. You are welcomed in to the living room, which is of a generous space, the kitchen compromises of a L shaped work top and lots of storage. Upstairs is one double bedroom, one small bedroom and a new, modern bathroom with a shower over the bath. EPC 76C CTB A

Standard and Superfast broadband speeds are available at this property with download speeds of 6MBPS and 35MBPS and upload speeds of 0.7 and 7MBPS.

## 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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	