



STEVENS PROPERTY
MANAGEMENT



Mill Lane, Louth

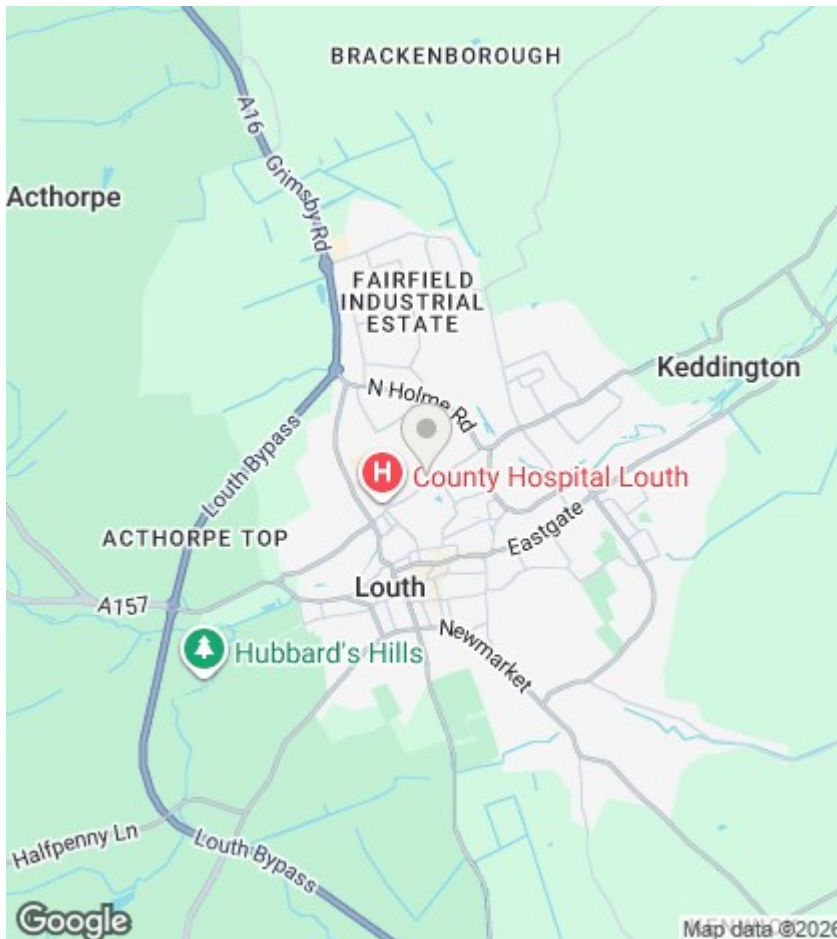
RENT £995 Per Calendar Month DEPOSIT £1,140

COUNCIL TAX BAND B EPC O

- 3/4 bedroom Semi detached house
- Downstairs toilet and Utility Room
- Family bathroom
- GCH & Mains Drainage
- 2 generous sized living rooms
- Galley kitchen
- Driveway and rear garden

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Set on Mill Lane in Louth, this delightful semi-detached house offers a perfect blend of comfort and practicality. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. With three well-proportioned bedrooms (one bedroom downstairs) and a further box room and a modern bathroom.

The galley kitchen is functional and well-equipped, making meal preparation a pleasure. Additionally, a utility room provides extra storage and laundry facilities, while a downstairs toilet adds to the practicality of the home.

Outside, the property benefits from parking space for two vehicles, a valuable asset in today's busy world. The location on Mill Lane offers a peaceful residential setting, while still being within easy reach of local amenities and the vibrant town centre of Louth.

This home is perfect for families or anyone seeking a spacious and comfortable living environment. With its thoughtful layout and desirable features, it presents an excellent opportunity for those looking to settle in this lovely area.

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 	