

- First Floor Apartment
- 2 Double Bedrooms
- Kitchen/Diner
- Lounge
- Family Bathroom
- Communal Store Room
- Council Tax Band A
- EPC Band E

Mercer Row, LN11 9JQ,  
Monthly Rental Of £700





This well presented first floor apartment has 2 double bedrooms, living room, kitchen, utility room and family bathroom. There is also a communal storage cupboard to the first floor. Located within close proximity to the local amenities in the heart of Louth. Holding fee - £161, deposit - £807. Available from 4<sup>th</sup> October 2025.



### Hallway

Having uPVC double glazed door to the side elevation, radiator and spotlights.

### Lounge

16' 10" x 11' 5" (5.13m x 3.48m)

Having double glazed window to the side elevation, radiator and spot lights.

### Kitchen/Diner

12' 11" x 10' 6" (3.93m x 3.20m)

Having a range of base units with work surfaces over, sink, integrated four ring hob with extractor fan over, integrated electric oven, tiled splash backs, a double glazed window to the side elevation, radiator and spot lighting.

### Utility room

Having double glazed window to the side elevation, washing machine connector and boiler.

### Family Bathroom

8' 7" x 11' 6" (2.61m x 3.50m)

Having double glazed window to the rear elevation, radiator, panelled bath with mains shower, tiled splash backs, wash hand basin and low level WC.

### Master bedroom

12' 4" x 14' 0" (3.76m x 4.26m)

Having double glazed wooden framed windows to the front elevation, spot lights and radiator.

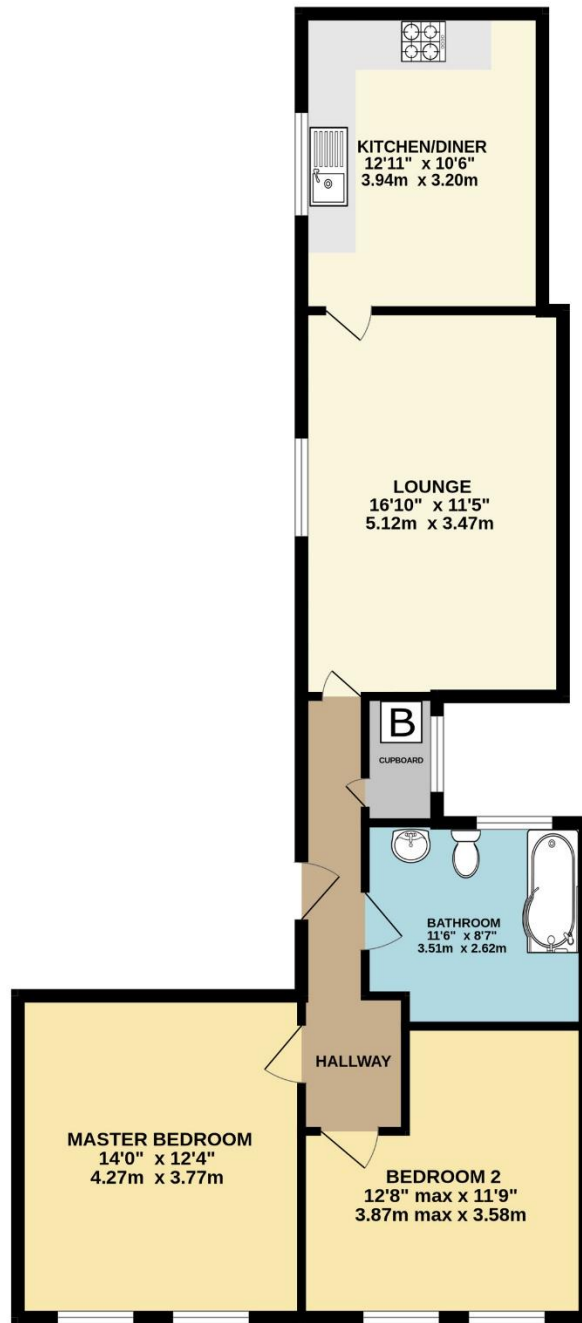
### Bedroom 2

12' 8max " x 11' 9" (3.86m x 3.58m)

Having double glazed wooden windows to the front elevation and radiator.

### Storage to First Floor

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



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1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



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