



STEVENS PROPERTY  
MANAGEMENT



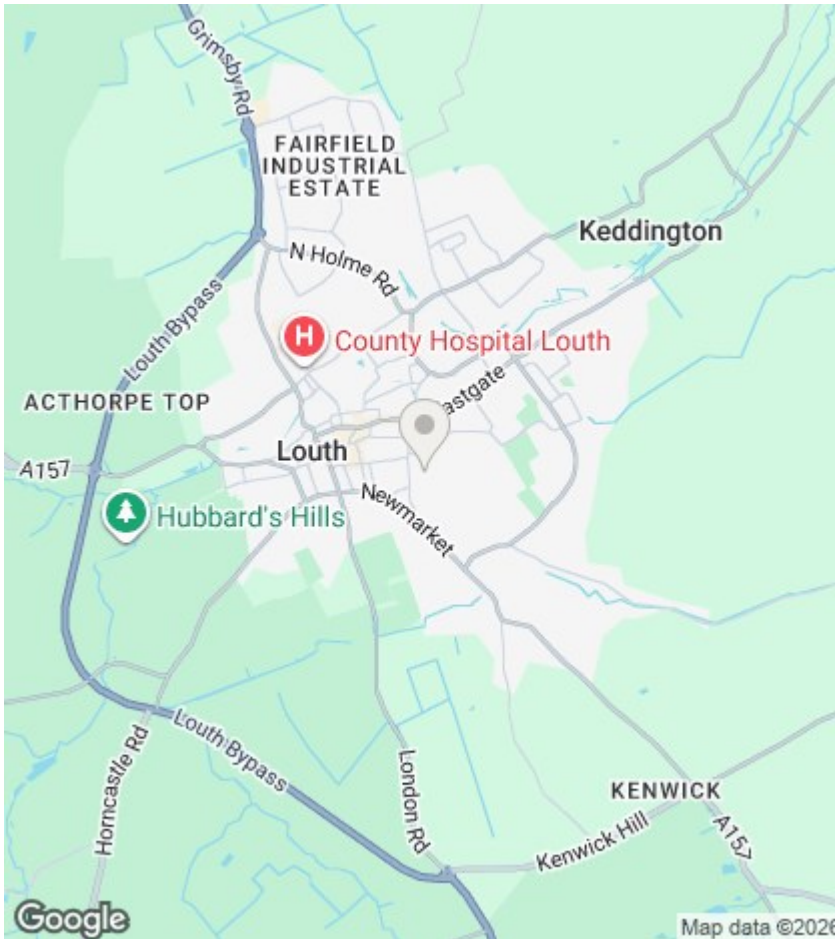
## Little Lane, Louth

RENT £650 PCM DEPOSIT £750  
COUNCIL TAX BAND A EPC null

- End terrace house
- Kitchen with oven and gas hob
- Bathroom with shower over the bath
- Mains drainage, GCH, FTTC
- Living room
- 2 bedrooms
- Rear garden
- Standard, superfast and ultrafast broadband speeds available at this property.

13 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 605 721

[enquiries@stevenspropertymanagement.co.uk](mailto:enquiries@stevenspropertymanagement.co.uk)  
[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



Located close to the town centre of Louth is this minimalist end terrace house. To the ground floor is an adequate sized living room and a modern feel kitchen with integrated oven and gas hob. The first floor has 1 small double bedroom, the other is a small single bedroom and a bathroom with a shower over the bath. To the rear of the property is a garden with a grassed area and paved area which has shared access with neighbours. CTB A EPC TBC

Parking is on a first come first serve basis along Little Lane or surrounding roads.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 16MBPS, 80MBPS and 1800MBPS, upload speeds are 1MBPS, 20MBPS and 220MBPS

## 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>		
(69-80) <b>C</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	