



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



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	