



STEVENS PROPERTY  
MANAGEMENT



## Newmarket, Louth

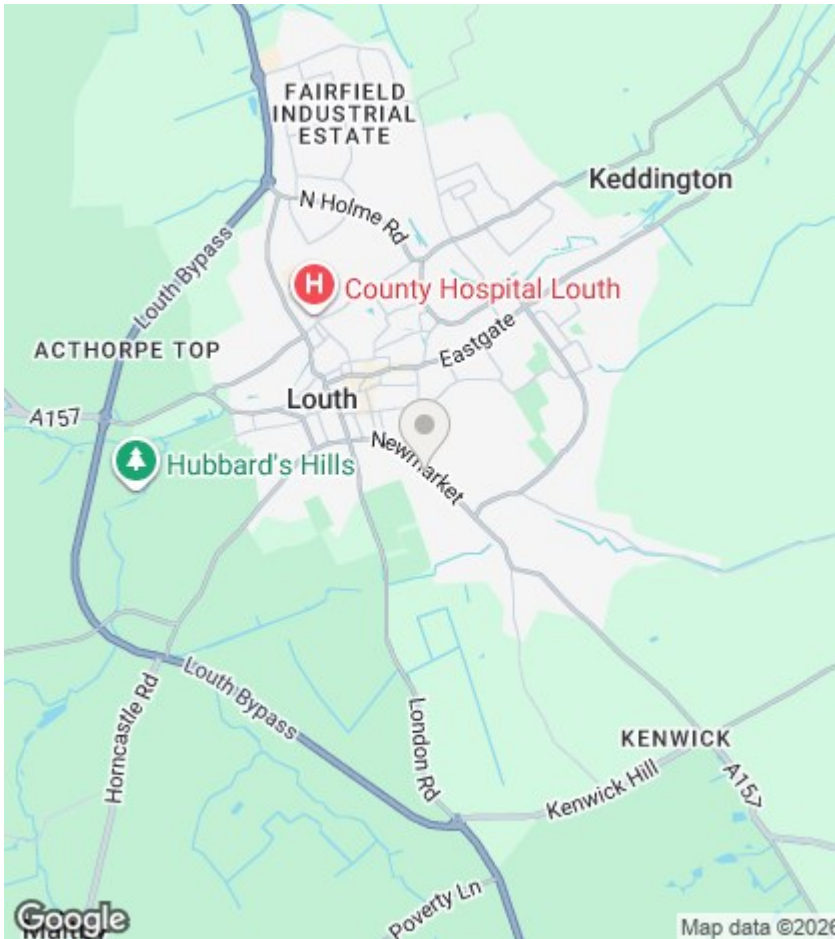
RENT £800 Per Month DEPOSIT £920

COUNCIL TAX BAND B EPC 58

- Period 3 Bedroom Townhouse
- Large Cottage style Kitchen/Diner
- One family bathroom (with bath)
- Living Room with high Ceilings
- Large Manicured garden (with shed)
- Street parking on first come/first serve basis.

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Nestled in the charming market town of Louth, this delightful three-bedroom period townhouse offers a perfect blend of character and modern living. Spanning an impressive 1,151 square feet, the property is ideally situated within walking distance of local amenities, making it a convenient choice for families and professionals alike.

Benefitting from a spacious living room that exudes warmth and comfort, providing an inviting space for relaxation and entertaining. The cottage-style kitchen/diner is a true highlight, offering a quaint yet functional area for family meals and gatherings. A family bathroom completes the interior, catering to the needs of a busy household.

One of the standout features of this townhouse is the long, beautifully manicured garden at the rear, which presents an idyllic outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. While the property includes an annexe, please note that it is not part of this listing.

This period townhouse in Newmarket, Louth, is a rare find, combining historical charm with modern conveniences. It is an excellent opportunity for anyone looking to settle in a vibrant community with a rich heritage. Do not miss the chance to make this lovely home your own.

According to Ofcom there is standard, superfast and superfast broadband speeds available at this property with download speeds of 16MBPS, 80MBPS and 1000MBPS. Upload speeds are as followed 1MBPS, 20MBPS and 1000MBPS

## 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 