STEVENS PROPERTY
MANAGEMENT

Dark Lane, Burwell, Louth

RENT £2,500 Per Calendar Month DEPOSIT£2,880
COUNCIL TAX BAND D EPC 0

- Three-bedroom detached former gatehouse,
- Downstairs Shower Room
- Landscaped gardens/ Tennis Court
- Oil Central Heating and Septic tank drainage.
- Open plan Kitchen/ Living Dining area
- 2 Further Reception Rooms
- Fully equipped garage area

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721
enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk

A beautifully appointed, extended three-bedroom detached former gatehouse, set within a private woodland setting. Combining period charm with contemporary country living, the property features a stylish open-plan kitchen, living and dining area with a wood-burning stove and access to a landscaped patio. Additional accommodation includes a snooker room/ home office. Outside, the secluded grounds offer uninterrupted woodland views, a private tennis court and extensive entertaining space. A fully equipped garage provides excellent storage, workshop or hobby potential. This exceptional and individual home offers a rare blend of character, modern comfort, versatility and privacy, creating an idyllic countryside lifestyle. Extra benefits that this beautiful house has to offer:

Security cameras and lights, which have previously been connected by Starlink (not included)
Electric aga, fridge freezer, dishwasher, washing machine and air conditioning. All snooker and tennis equipment included.

Gardener available at £15.00 per week if required.

General information:

Holding Fee - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

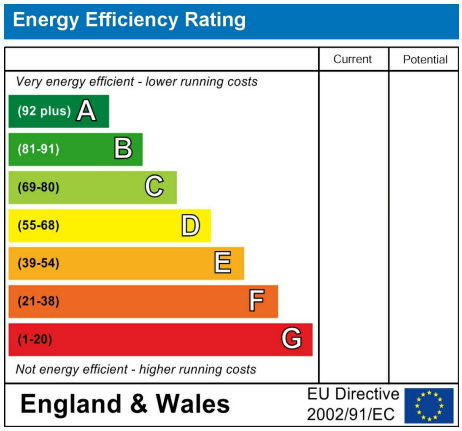
More Property Information - If you would like any further specific information relating to this property please do not hesitate to email directly.

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



13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721
enquiries@stevenspropertymanagement.co
www.stevenspropertymanagement.co.uk