



STEVENS PROPERTY  
MANAGEMENT



## Cowle Lane, Legbourne

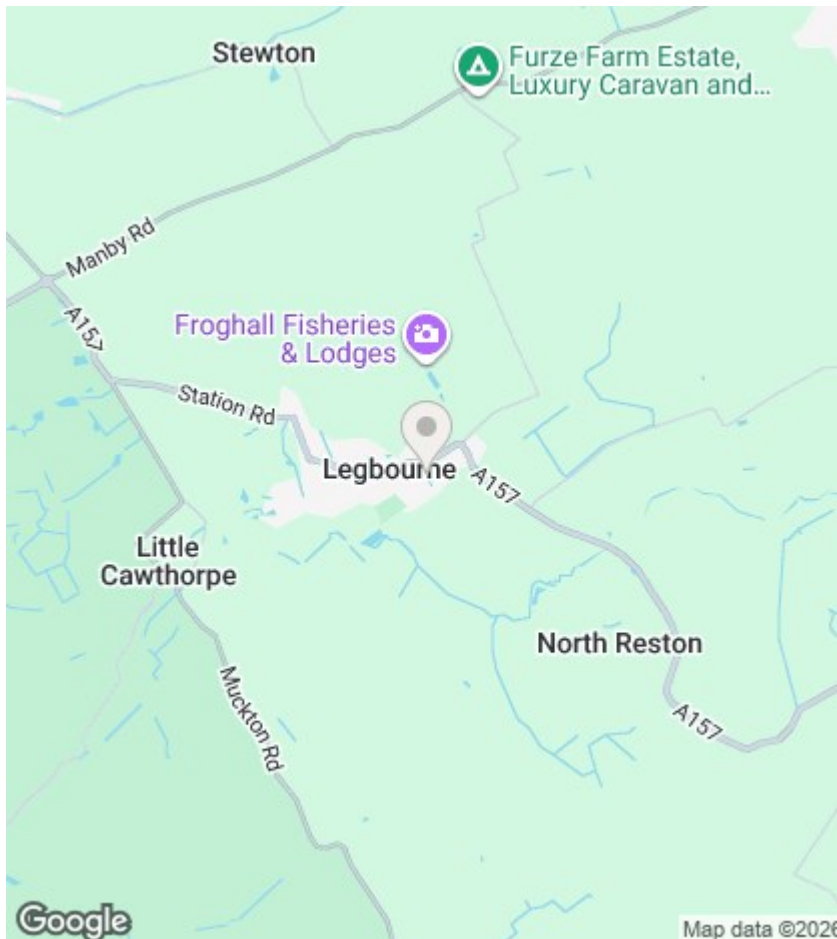
RENT £800 PCM DEPOSIT £920

COUNCIL TAX BAND B EPC 72

- Village Location
- Gas Central Heating
- Off road Parking
- Standard and Superfast broadband speeds are available at this property.
- Front & Rear Gardens
- En Suite Shower Room
- GCH, Mains Drainage , FTTC

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A delightful 3 BEDROOM semi-detached cottage which has been styled in a modern and neutral colour scheme. Located within the popular village of Legbourne down a no-through road, the accommodation offers galley Kitchen, Living Room with electric stove, Dining Room with French Doors leading onto a paved area, downstairs Bathroom, 3 Bedrooms to the first floor (2 doubles) and master Bedroom with en-suite. Outside the property has a DRIVEWAY with PARKING for 1 vehicle, and front and rear GARDENS. Gas Central Heating. EPC 72C. Council Tax Band B.

According to Ofcom there is Standard and Superfast broadband speed at this property with download speeds of 1MBPS and 80MBPS and upload speeds of 0.3MBPS and 20MBPS.

## 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>                          |   | <b>85</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>72</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  |           |