



STEVENS PROPERTY  
MANAGEMENT



## Grange Lane , Keddington

RENT £500 PCM DEPOSIT £575

COUNCIL TAX BAND A EPC 67

- 1 Bedroom Cottage
- Rural Location
- Modern and Neutral throughout
- Scenic Grounds
- Sympathetically renovated
- All appliances included



1 bedroom Cottage set in the scenic grounds of Keddington Grange within short driving distance of Louth. This delightful cottage benefits from a lounge diner, kitchen, large double bedroom and downstairs shower room. The property comes with appliances and is electric only (including heating). Council tax A EPC: D

## 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  |                         | 94        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 67                      |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| England & Wales                                    | EU Directive 2002/91/EC |           |