

# BELL



**104B, EASTGATE**  
**Louth**

 1  1  0  D  
**£525 PCM**

- Rent £525 Deposit £605.76
- First/Second Floor Flat
- Contact Horncastle Office 01507 522222

- EPC Rating D Council Tax Band A
- 1 Bedroom



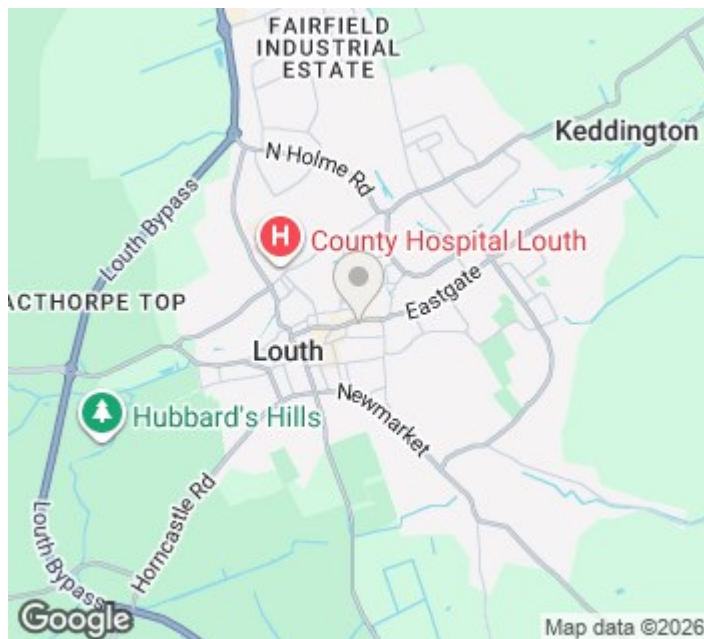
A spacious first and second floor flat located in the centre of the popular and Historic Market Town of Louth. Louth has a good mix of retail, leisure and commercial facilities and is within a short cars journey to the City of Lincoln and popular and sandy Lincolnshire Coast which offer further amenities. Louth is at the foot of the Lincolnshire Wolds which are classed as being an area of "Outstanding Natural Beauty"

This two storey flat offers the following accommodation: KITCHEN with wall and base level units, integrated over, hob and extractor and plumbing for a washing machine. Ample space for a fridge/freezer and dining area. BATHROOM with white suite comprising bath, hand wash basin and toilet, Stairs to first floor landing; LOUNGE overlooking the rear of the property with an electric fire.; BEDROOM double with fitted cupboard.

Modern electric heaters.

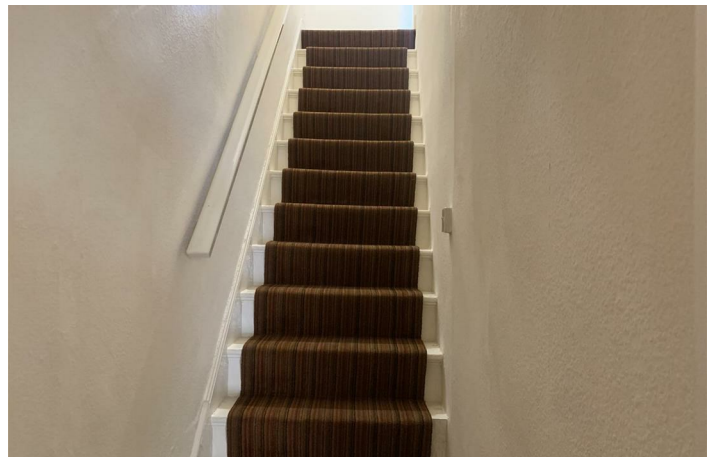
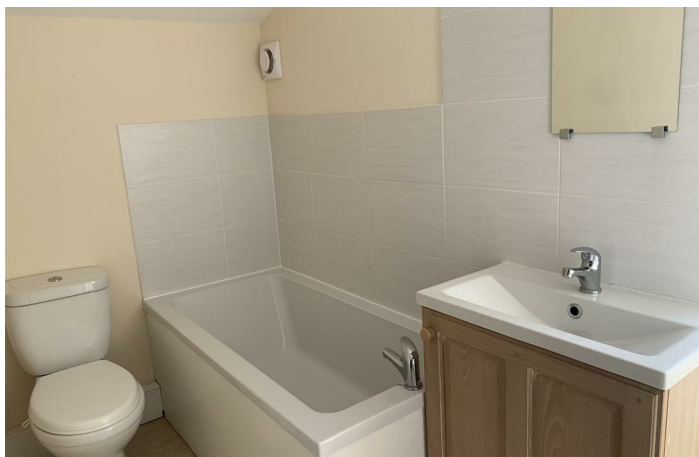
Parking nearby but nothing allocated to this property

NOT SUITABLE FOR PETS: NO SMOKERS



## 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>                            |           | <b>77</b>                                                                                                     |
| (55-68) <b>D</b>                            | <b>59</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  |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Horncastle Lettings

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