



3, Union Street

| Louth | LN11 0ES

£700 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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GREAT STARTER HOME!

Ideally positioned at the lower end of Union Street, where it meets Cisterngate, this charming two-bedroom semi-detached home is perfectly situated within the historic market town of Louth. Offering fresh, modern interiors and an excellent location, it presents an ideal opportunity for first-time renters.

Recently redecorated throughout and fitted with new carpets, the property is ready for immediate occupation. The accommodation comprises a bright and welcoming living room, a well-equipped galley-style kitchen, two well-proportioned bedrooms, and a ground floor bathroom, providing comfortable and practical living space.

To the rear, the property benefits from an enclosed courtyard, offering a pleasant outdoor area to sit and relax. Please note that neighbouring properties have a right of way across the courtyard.

Conveniently located just a short walk from Louth town centre, you'll have easy access to an excellent range of independent shops, cafés, restaurants, supermarkets, and other local amenities, making day-to-day living both easy and enjoyable.

Combining character, convenience, and freshly updated accommodation, this delightful home is ready for its next tenants. Early viewing is highly recommended to avoid disappointment.

Lounge/ Diner

20'02" x 11'10" (6.15 x 3.61)





Kitchen

12'00" x 5'01" (3.66 x 1.55)

Bathroom

7'02" x 5'05" (2.18 x 1.65)

First floor accommodation

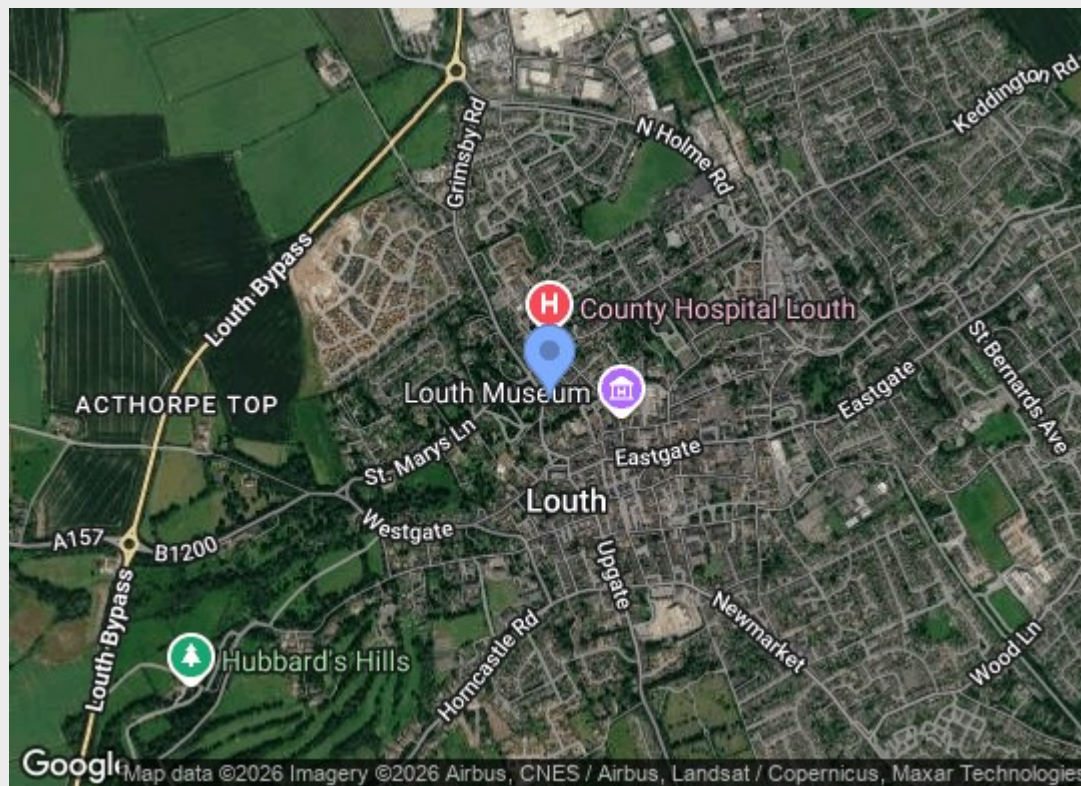
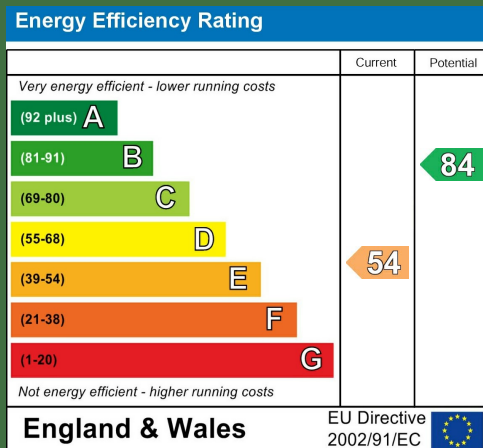
Bedroom one

11'11" x 9'10" (3.63 x 3.00)

Bedroom two

10'00" x 8'10" (3.05 x 2.69)

Outside



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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.