

**2 OLD SCHOOL COTTAGES
SCHOOL LANE
HAINTON
MARKET RASEN
LN8 6LW**



On behalf of the owners of Hainton Estate

TO LET

1 Bedroomed Cottage

Accommodation includes Reception Room, Fitted Kitchen,
1 Bedroom, Bathroom

Oil Central Heating throughout, uPVC Double Glazing
Outbuilding, Off Road Parking, Garden

Extensive views over open countryside across Lincolnshire Wolds

RENT: £695 pcm – UNFURNISHED

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GENERAL REMARKS

A semi-detached country cottage in a rural location, having recently been fully modernised with central heating, double glazing and fitted kitchen. A spacious and sheltered garden, with appealing views across the Lincolnshire Wolds make this an ideal property.

LOCATION

The Property is situated on School Lane to the north of Hainton.

ACCOMMODATION

Ground Floor:

Reception
Kitchen
Bedroom 1 (double)
Bathroom
Minstrels' Gallery

Outside:



The property benefits from off road parking and an outbuilding suitable for storage. There is a spacious garden with fantastic views across the Lincolnshire Wolds.

A shared and maintained orchard garden is available in addition to this.

SERVICES

Mains electricity and water are connected to the property.

Oil central heating throughout.

COUNCIL TAX

The Council Tax is Band A with the annual charge for 2023/2024 being £1,304.34.



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LOUTH ROAD
HAINTON
LN8 6LX**



APPLICATION

The property is available immediately. Initial applications should be made direct with Jas Martin & Co. by completing their on-line form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

A full copy of the Energy Performance Certificate is available upon request from Letting Agents. An extract is included within these particulars.

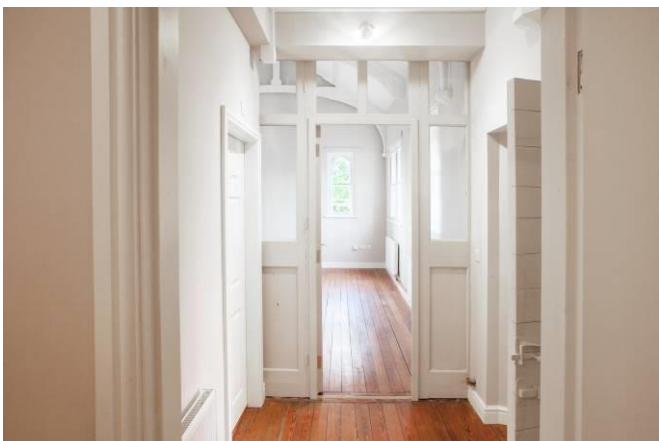


TENANCY

The property is available immediately, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £800 will be collected at the start of the tenancy, together with the first months rent. The deposit will be registered under the Tenancy Deposit Scheme and will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.



Energy performance certificate (EPC)

2 Old School House
School Lane
Hainton
MARKET RASEN
LN8 6LW

Energy rating

E

Valid until: **16 December 2028**

Certificate number: **8891-2936-8129-5397-1283**

Property type

Semi-detached bungalow

Total floor area

61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		