

**WHITE HOUSE
STATION ROAD
POTTERHANWORTH
LINCOLN
LN4 2DX**



TO LET

Detached house with Entrance Hall, Living Room, Dining Room,

Fitted Kitchen, Pantry, Four Bedrooms and Fitted Bathroom.

Outside: Gardens and off road parking.

RENT £1,150 pcm – UNFURNISHED

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GENERAL REMARKS

White House is a detached four bedroomed cottage situated in Potterhanworth approximately 7 miles south east of Lincoln. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Ground Floor:

Hallway, kitchen, pantry, living room, dining room.

First Floor:

Four bedrooms and family bathroom.

Outside:

Gardens to the front, sides and rear, largely comprising lawns with established borders. Hedge and fence boundaries. Garden shed. Garage. Raised beds. Off road parking. Outside store room.



SERVICES

Mains water and electricity are connected. Oil fired central heating system.

The Council Tax banding for the property is Band C with the charge for 2023/2024 being £1,849.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months. The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £1,320 will be collected at the start of the tenancy, together with the first month's rent of £1,150. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations. Pets are considered at the landlord's discretion.



APPLICATION

Initial applications should be made direct with Jas. Martin & Co. using the form on our website: 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.



Energy Performance Certificate



White House, Station Road, Potterhanworth, LINCOLN, LN4 2DX

Dwelling type: Detached house **Reference number:** 0537-2872-7336-9725-3581
Date of assessment: 22 July 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 July 2015 **Total floor area:** 120 m²

Use this document to:

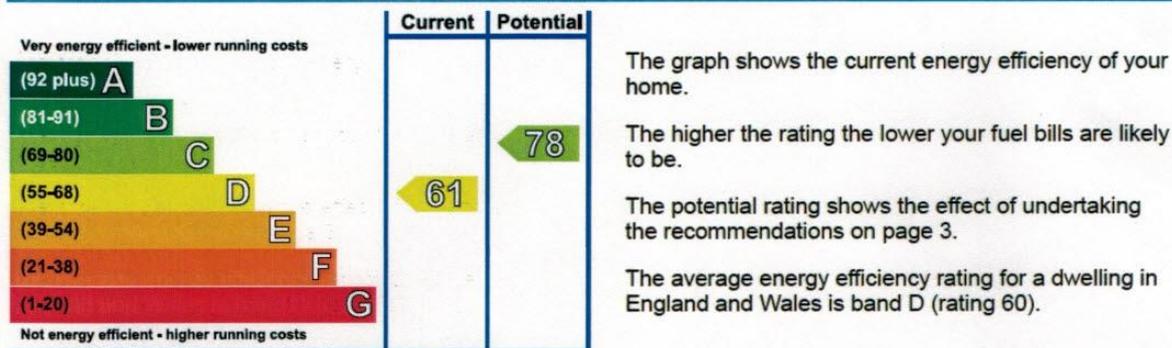
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,309
Over 3 years you could save	£ 753

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 207 over 3 years	
Heating	£ 2,403 over 3 years	£ 2,022 over 3 years	
Hot Water	£ 516 over 3 years	£ 327 over 3 years	
Totals	£ 3,309	£ 2,556	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 165	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 258	✓
3 Low energy lighting for all fixed outlets	£80	£ 150	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.