

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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# WHITE HOUSE STATION ROAD POTTERHANWORTH LINCOLN LN4 2DX



# **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**

<u>Ground Floor:</u> 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  $\pounds 1,320$  will be collected at the start of the tenancy, together with the first month's rent of  $\pounds 1,150$ . 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.









These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

# **Energy Performance Certificate**



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

Detached house		
22	July	2015
22	July	2015
	22	Detached 22 July 22 July

Reference number: Type of assessment: Total floor area:

£ 327 over 3 years

£ 2,556

0537-2872-7336-9725-3581 RdSAP, existing dwelling 120 m<sup>2</sup>

> save £ 753 over 3 years

#### Use this document to:

Hot Water

Compare current ratings of properties to see which properties are more energy efficient

£ 516 over 3 years

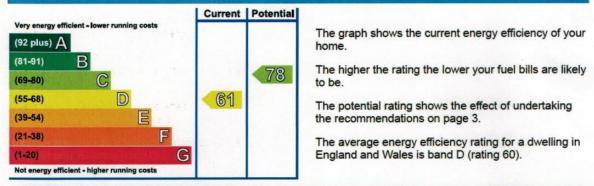
£ 3,309

	gy costs of dwelling for 3 yea	NAMES OF TAXABLE PARTY OF TAXABLE PARTY.	0.0.000
Estimated ener	£ 3,309 £ 753		
Over 3 years you could save			
Estimated en	ergy costs of this home		
and the second second	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	You could
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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**

Totals



### 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	0
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 258	0
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.

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