



To Let - The Gardens, West Torrington, Lincolnshire



## The Gardens

Lincoln 14 miles Louth 13 miles Grimsby 25 miles

An immaculate detached family home in a picturesque quiet rural location with well presented mature gardens surrounding the property. The property offers a wealth of accommodation including two reception rooms, three bedrooms and an orangery in the main house. Two further bedrooms and a third reception room form the annex accommodation which is integral to the house. The garden will be maintained by the Landlord.

To let on an Assured Shorthold Tenancy agreement

Rent £1,450.00 per calendar month

Deposit £2,175.00



### SITUATION

West Torrington lies at an equal distance between the City of Lincoln and the market town of Louth in east Lincolnshire. The village is close to the Lincolnshire Wolds, an area of outstanding natural beauty. The property is situated just outside the village to the east.

### AMENITIES

Whilst this property enjoys a quiet rural location, the City of Lincoln and the market towns of Market Rasen, Louth and Horncastle are all within a 15 minute drive. There is a wealth of amenities in Wragby just 2 miles away which includes a coop store, post office, butchers, newsagent, doctors and primary school. The nearest train station is in Market Rasen and Humberside Airport is only 21 miles from the property.

### ACCOMMODATION

The property is built of brick with a slate roof and was extended and completely renovated to a very high standard around six years ago.

#### Hallway

Tile floor and stairs to first floor with cupboard under.

#### Sitting Room 3.88m x 3.83m (12'9 x 12'7)

Double aspect, open fireplace with tile and marble surround and fitted base cupboards either side of the fireplace.

#### Walk through study 2.42m x 2.41m (7'11 x 7'11)

Tiled floor and door to the Orangery

#### The Orangery 5.97m x 9.22m (19'7 x 30'3)

Double aspect, glazed elevation with french doors to the front garden complete with blinds, solid door to rear courtyard, tile floor, brick fireplace with cast iron wood burning stove.

#### Dining Room 3.87m x 4.28m (12'9 x 14'0)

Wooden floorboards, fitted base cupboard, fitted tall cupboard and brick open fireplace with tile base.

#### Kitchen 3.32m x 5.95m (10'11 x 19'6)

Tile floor, kitchen wall and base units with ceramic knobs, ceramic sink and drainer with mixer tap, integrated appliances include fridge freezer, dishwasher, Rangemaster electric stove oven with ceramic hob and extractor hood.

#### Entrance Cloakroom 3.31m x 2.39m (10'10 x 7'10)

Tile floor, built in shoe box, tall cloak cupboard and entrance to rear courtyard.

#### Shower Room 2.18m x 2.57m (7'2 x 8'5)

Tile floor and walls, base unit with worktop over and integrated wash basin, WC, shower cubicle with electric power shower and heated towel rail.

#### Utility Room 3.31m x 3.57m (10'10 x 11'8)

Tile floor, utility wall and base units with ceramic door knobs and worktops over, Belfast sink with mixer tap, Bosch washing machine and Bosch tumble dryer.

#### Boot Room 3.31m x 2.38m (10'10 x 7'10)

Tile floor, corner utility base unit with worktop over, Belfast sink with mixer tap, WC, radiator and door to rear courtyard.

#### First Floor

##### Bathroom 2.46m x 3.58m (8'1 x 11'9)

Bathroom suite with shower cubicle and electric power shower, pine bathroom base unit with wash basin built in, airing cupboard, heated towel rail.

**Master Bedroom 3.88m x 3.16m (12'9 x 10'4)**

With en-suite shower room and dressing room;

**Ensuite shower room 3.88m x 0.94m (12'9 x 3'1)**

Hand basin, wc, shower cubicle with electric power shower, heated towel rail and tile floor.

**Dressing Room 1.08m x 2.88m (3'6 x 9'5)**

**Bedroom One 3.87m x 3.86m (12'8 x 12'8)**

Tall built in cupboard.

**Bedroom Two 2.44m x 3.48m (8'0 x 11'5)**

The annex accommodation forms part of the main house and is accessed from the Orangery on the ground floor.

**Annex Kitchen and Living Room 3.45m x 9.04m (11'4 x 29'8)**

Open plan with tile floor, brick fireplace, glazed door to the front garden, matching oak wall and base units with worktops over, ceramic sink and drainer with a mixer tap over.

Integrated electric oven with ceramic hob, slimline dishwasher, fridge, integrated washing machine and a solid door to the rear courtyard.

**Bathroom 2.27m x 1.85m (7'5 x 6'1)**

Bathroom suite with overhead shower attachment on bath, tile floor and heated towel rail.

**Study/ Bedroom Four 3.28m x 3.42m (10'9 x 11'3)**

Tile floor.

Stairs to first floor.

**Bedroom Five 3.29m x 4.60m (10'10 x 15'1)**

Wooden floorboards and ensuite shower room with tile floor, hand basin and shower cubicle with electric power shower, heated towel rail and velux window.

**Separate WC**

WC and hand basin.

#### OUTSIDE

The property is approached via a sweeping gravelled driveway leading to the side and rear of the house. Mature landscape gardens surround the property with shrub borders, raised flower beds and an orchard. Two double brick garages with doors and walled patio area.

#### GARDENING

The tenant will be responsible for maintaining the garden and will need the services of a local gardener throughout the tenancy.

#### SERVICES

The property has mains water and electricity and oil fired central heating. Drainage is to a private system. There is a separate oil fired boiler in the annexe.

#### COUNCIL TAX

The total amount of Council Tax due to East Lindsey District Council arising out of Band G for the period 2014/2015 £2298.75.

#### THE TENANCY AGREEMENT

The property will be let on Assured Shorthold Tenancy agreement for a minimum term of 12 months.

#### RENT AND DEPOSIT

The rent is £1,450.00 per calendar month payable by standing order on the first day of each month. A deposit of £2,175.00 will be required on signing the tenancy agreement and will be held by The Deposit Protection Service throughout the tenancy.

#### INVENTORY & SCHEDULE OF CONDITION

The successful tenant will be required to attend an inspection of the property prior to the commencement date to assist in preparing the Inventory and Schedule of Condition.

#### COSTS

The successful tenant will be responsible for making a contribution of £150+VAT towards the landlords costs in preparing the tenancy agreement.

#### PROPERTY MANAGEMENT

The landlord will collect rent and manage the property during the tenancy. JHWalter may be instructed from time to time to carry out particular work

#### VIEWING PROCEDURE

Strictly by appointment with the agent on 01522 504304. Interested parties are invited to complete an application form available upon request from the letting agents.





**Energy Performance Certificate**

The Gardens  
West Torrington  
MARKET RASEN  
LN8 5SQ

Dwelling type: Detached house  
Date of assessment: 8 May 2009  
Date of certificate: 11 June 2009  
Reference number: 8431-6925-6240-2208-7006  
Total floor area: 513 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92-100) A                                  |                   |
| (81-91) B                                   |                   |
| (69-80) C                                   |                   |
| (55-68) D                                   |                   |
| (39-54) E                                   | 55 58             |
| (21-38) F                                   |                   |
| (1-20) G                                    |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|---|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (10 plus) A   |                   |
| (81-91) B   |                   |
| (69-80) C   |                   |
| (55-68) D   |                   |
| (39-54) E   | 52 53             |
| (21-38) F   |                   |
| (1-20) G  |                   |

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 204 kWh/m <sup>2</sup> per year | 196 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 20 tonnes per year              | 20 tonnes per year              |
| Lighting                 | £486 per year                   | £243 per year                   |
| Heating                  | £2744 per year                  | £2812 per year                  |
| Hot water                | £281 per year                   | £281 per year                   |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**POST CODE - LN8 5SQ**

Travel east out of the City of Lincoln on the A158 to Wragby. When you arrive at the mini-roundabout in Wragby take the first exit sign posted to Louth. Approximately one mile out of Wragby there is a left turn sign posted to West Torrington. Take this turning and after a mile you will arrive in the village. At the first sharp left hand turn in the village turn right towards to the village of West Barkwith. Travel out of the village and The Gardens can

be found on the left on the second sharp right hand bend. There are a set of metal gates at the entrance to the property and a small sign inside the gates reading 'The Gardens'.

**IMPORTANT NOTICE**

JHWalter try to provide accurate sales particulars, however they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615



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