Mundys
est 1898

The Gardens
West Barkwith Road

West Torrington, LN8 5SQ

£2,500 PCM

Mundys are delighted to market this immaculate detached family home in the rural location of West Torrington. Located in a picturesque, non-estate setting, the accommodation briefly comprises of Entrance Hall, Two Reception Rooms / Bedroom 4, Orangery, Dining Kitchen, Utility Rooms and Two Bathrooms to the main house. To the adjoined annexe are Two further Bedrooms, additional Bathroom and an Open Plan Kitchen Diner. The property is approached via a sweeping driveway with landscaped Gardens surrounding the property and also benefits from two Double Garages and a walled patio area. Viewing is highly recommended.

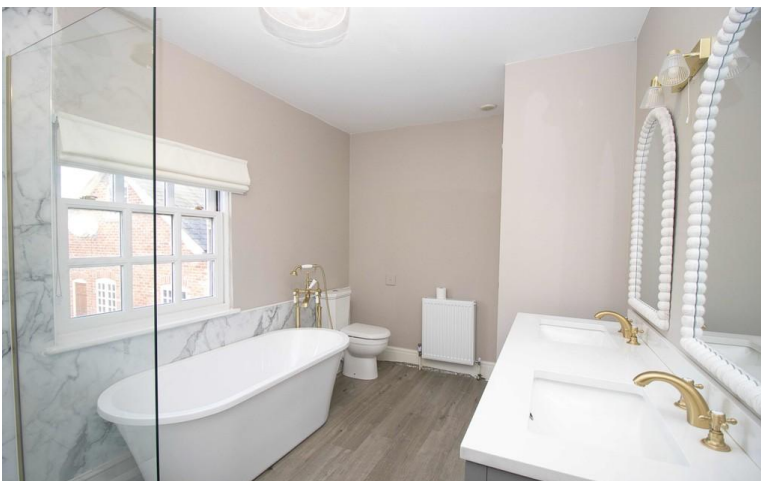**SERVICES**
All mains services available. Oil central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - East Lindsey District Council.

LOCATION
Situated in a non-estate location within the quiet village of West Torrington, the site enjoys a peaceful setting while being conveniently located just a short drive from Market Rasen and Wragby. Market Rasen is a thriving Market Town with a train station and bus services providing regular links to Schools, larger Towns and City networks. Market Rasen boasts a renowned Racecourse and a wonderful range of local independent retail outlets, regular markets, restaurants, public houses and good local schooling; Primary Schooling – Market Rasen C of E Primary, Secondary Schooling – De Aston School. Wragby boasts a range of local amenities and facilities such as shops, pubs and local swimming pool. The property also offers excellent access to the market towns of Horncastle, Louth & the historic Cathedral City of Lincoln.

ACCOMMODATION

The accommodation to the main house briefly comprises; Entrance Hallway, Sitting Room, Dining Room / Bedroom 4, walk-through Study, Orangery, modern Dining Kitchen with Rangemaster electric stove oven, Side Entrance Cloakroom, Shower Room, Utility Room, Boot Room, First Floor Bathroom with shower cubicle, Three Bedrooms, master with Ensuite Shower Room and Dressing Room.

The annex is accessed from the Orangery on the Ground floor and forms part of the main house and comprises; Annex Kitchen and Living Room, Bathroom with shower over the bath, Study/Bedroom Four, Stairs to First Floor and Bedroom Five.

OUTSIDE

The property benefits from a sweeping Driveway with large mature front and side Gardens and walled a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £2500.00 per calendar month and the Tenancy Deposit is £2880.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £575.00.

Rent to include some gardening and ground maintenance.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term unless negotiated otherwise.
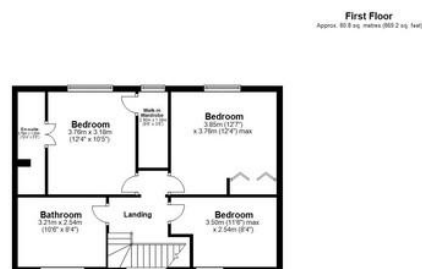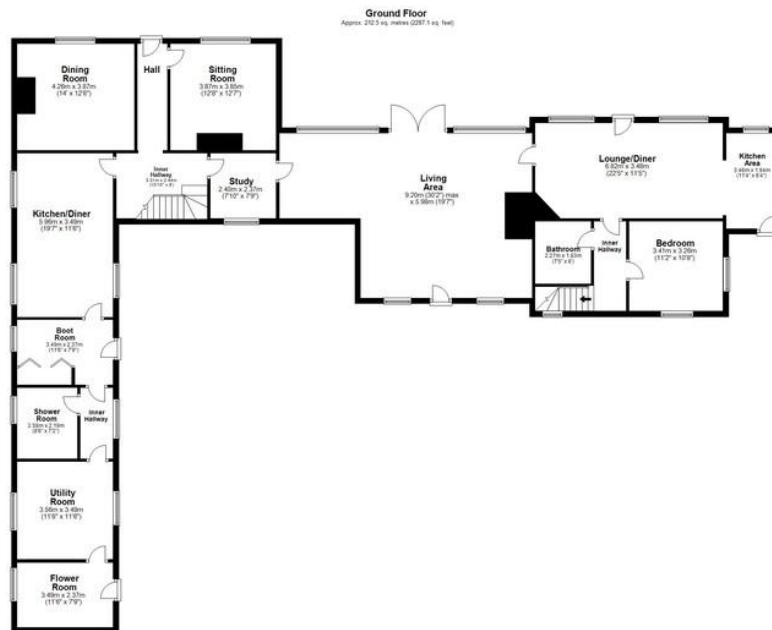
ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

VIEWINGS

By prior appointment through Mundys.

- **Five Bedroom Detached Home**

- **Sweeping Driveway & Gardens**

- **Rural Village Position**

- **Main House & Annexe**

- **Three Bathrooms**

- **Four Reception Rooms**

- **Walled Patio Gardens**

- **Modern Fixtures**

Ground Floor
Approx. 212.5 sq. metres (2287.1 sq. feet)

First Floor
Approx. 80.8 sq. metres (868.2 sq. feet)

Total area: approx. 293.2 sq. metres (3156.3 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

The Property Ombudsman