



Linwood

MOUNT & MINSTER

INTRODUCTION

The Coach House occupies approximately a third of an acre.

It has private parking, hard standing to the front and access over the neighbouring property's driveway.

Accommodation:

Front Door leads to entrance lobby and stairs with kitchen off and utility room with back door to North and rear Garden.

Ground floor includes large, very high garaging with two bays accessed by two large wooden doors. Also stabling and stores for three horses/ponies with door off to larger further stores at the east end of the property.

Upstairs there are three bedrooms, two double one single, two bathrooms, one with bath and shower and sink and wc - the other with shower, sink and wc.

Large landing/office area. Decor is modern throughout and it is oil heating and mains water and septic tank shared with next door property.

LOCATION

Linwood is located some 1.7 miles south of Market Rasen (offering shops, supermarkets, schools, recreational facilities and train station) and some 16.2 miles north-east of Lincoln city centre.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

COUNCIL TAX BAND

Band: A
West Lindsey District Council

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold subject to an Assured Shorthold Tenancy.

Rent passing: £6,600pa

SERVICES

Oil central heating, mains water and septic tank shared with the neighbouring property .

VIEWINGS

Strictly via the Agents: 01522 716204

ADDITIONAL INFORMATION

For further details, please contact James Ward at Mount & Minster:

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PARTICULARS

Drafted following clients' instructions of December 2023.

