



Waggon & Horses
East Barkwith, Lincoln

BROWN & CO JH Walter



Waggon & Horses, Torrington Lane, East Barkwith, Lincoln, LN8 5RY

A spacious detached family home situated in the pleasant rural village of East Barkwith.

The property which is sold with no onward chain comprises briefly of an entrance porch, hall, living room, conservatory, WC, study, dining room, kitchen and utility to the ground floor, along with four bedrooms and bathroom to the first floor.

Outside to the front is a garden and driveway which leads to a garage which has up and over doors to both front and rear. To the rear is an enclosed lawned garden with patio.



ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door, double glazed windows to front and side, door leading to hall.

Hall

Stairs rising to first floor, radiator.

Study

Double glazed window to side, radiator.

Dining Room

Double glazed window to side, radiator, opening into kitchen.

Kitchen

Double glazed window to rear, stainless steel sink, worktops, base and eye level storage units, integrated gas hob, oven, dishwasher and fridge freezer.

Utility

Rear entrance door, double glazed window to side, boiler, spaces for washing machine and tumble dryer, radiator.

WC

Double glazed window to side, WC, wash basin, radiator.

Living Room

Double glazed window to front, fireplace, radiator, sliding doors opening to conservatory.

Conservatory

Double glazed French doors opening to rear garden.

First Floor

Landing

Double glazed window to side, loft access, airing cupboard housing hot water cylinder, storage cupboard with radiator and shelving, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, twin vanity wash basins, corner bath, shower cubicle, WC, radiator.

Outside

To the front is an enclosed garden and driveway which leads to a garage with up and over doors to both front and rear.

To the rear is a lawned rear garden with patio area, decorative shrubs and borders.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.



BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Waggon & Horses
Torrington Lane
East Barkwith
MARKET RASEN
LN8 5RY

Energy rating

E

Valid until:

10 April 2035

Certificate number:

9190-3049-4204-8255-0204

Property type

Detached house

Total floor area

131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

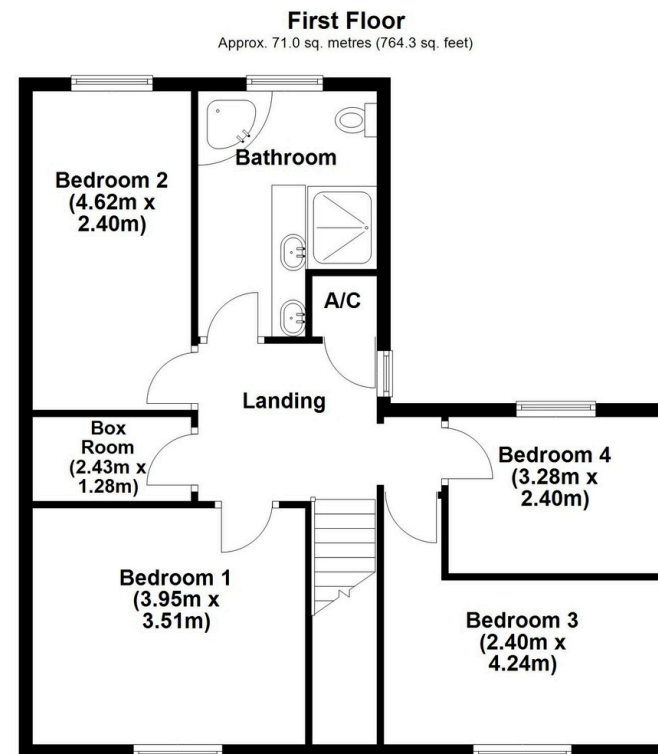
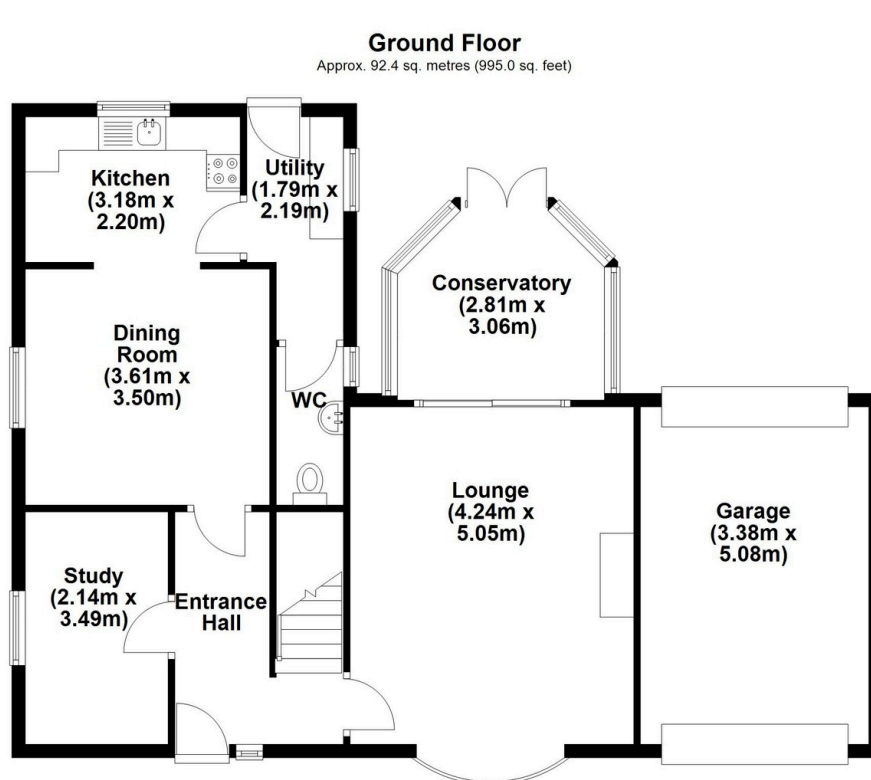
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

A photograph showing the rear garden of a detached house. The garden features a well-maintained lawn, several trees with autumn foliage, and a white garage door visible in the background.

A photograph showing the side garden of a detached house. A paved path leads through the garden, which is bordered by a high hedge and various shrubs. A black bin is visible near the path.

A photograph showing the front garden of a detached house. The garden has a green lawn, a large tree, and a white front door. The house is a two-story detached property with a tiled roof.



Total area: approx. 163.4 sq. metres (1759.3 sq. feet)

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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