



The Chestnuts
West Torrington

BROWN & CO JH Walter



The Chestnuts, West Torrington, Lincolnshire, LN8 5SQ

The Chestnuts is a stunning period residence dating back to 1862 and located in the peaceful, rural village of West Torrington. The property which occupies a generous plot of 0.36 acres, offers spacious living accommodation which is immaculately presented with a tasteful mix of period features.

The accommodation comprises of an entrance hall, living room, dining room, sitting room, kitchen, utility, WC and rear lobby to the ground floor, along with a master bedroom with en-suite, three further double bedrooms and a family bathroom to the first floor.

Outside the property has a large driveway providing parking for several vehicles, a detached double garage with adjoining studio which would make an ideal home office or potential annexe, and beautiful lawned gardens.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, tiled flooring, stairs rising to first floor.

Reception One

Double glazed window to front, brick fireplace, under stairs storage cupboard, radiator.

Reception Two

Dual aspect double glazed windows to front and side aspects, wood burning stove inset to fireplace, ornate cornicing, radiator, archway opening into:

Reception Three

Double glazed French doors leading to the rear garden, double glazed window to side, ornate cornicing, radiator.

Kitchen

Two double glazed windows to rear, Belfast sink, wooden worktops, base and eye level storage units, range cooker, integral fridge, space for freezer, tiled splash backs.

Utility

Double glazed windows to front and side, worktop, spaces for fridge freezer, washing machine and dishwasher, storage units.

WC

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

Rear Lobby

Entrance door to rear, radiator.

First Floor

Landing

Radiator.

Bedroom One

Dual aspect double glazed windows to front and side, radiator.

En Suite

Double glazed window to front, shower cubicle, pedestal wash basin, WC, radiator.

Bedroom Two

Dual aspect double glazed windows to front and side, fireplace, airing cupboard housing hot water cylinder, radiator.

Bedroom Three

Double glazed window to side, radiator.

Bedroom Four

Dual aspect double glazed windows to side and rear, radiator.

Family Bathroom

Double glazed window to rear, free standing roll top bath tub, shower cubicle, pedestal wash basin, WC, radiator, loft access.

Garage / Studio

The property further benefits from a detached double garage with studio, the garage consists of two electric roller doors to the front. The Studio has two windows and an entrance door to the front, along with double doors to the side and could be used for a variety of uses including an office, gym, games room or a potential annexe.



Outside
To the front gated access leads to a block paved driveway which provides ample parking and leads to the garage. The garden which has beautiful views of the Village Church extends to approximately 0.3 acres and is mainly laid to lawn, with paved patio areas. There is an area of bark chippings enclosed by a secure fence ideal for pets or children.

SERVICES
The property has Oil central heating and a waste water treatment plant.

COUNCIL TAX
Band D

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
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Energy performance certificate (EPC)

The Chestnuts
West Torrington
MARKET RASEN
LN8 5SQ

Energy rating
D

Valid until: 12 October 2033
Certificate number: 6190-3177-0522-7398-3073

Property type
Detached house

Total floor area
157 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 current energy rating is D. 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Approx. 86.6 sq. metres (932.0 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.8 sq. feet)

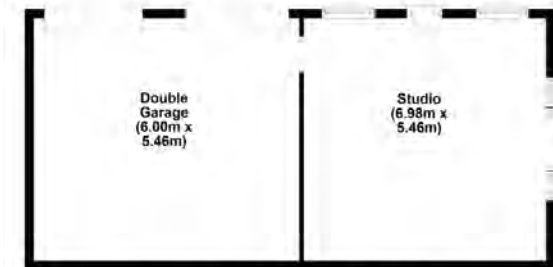


Total area: approx. 160.3 sq. metres (1725.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Ground Floor

Approx. 62.6 sq. metres (676.3 sq. feet)



Total area: approx. 62.6 sq. metres (676.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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