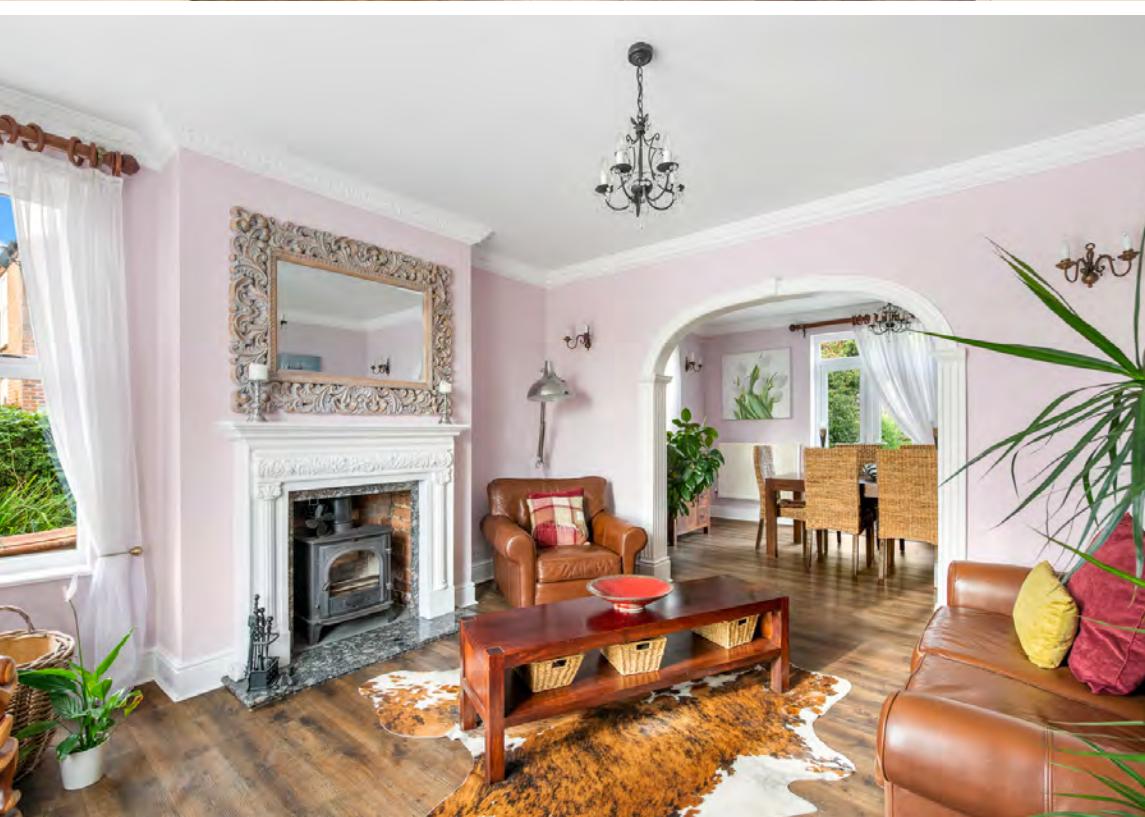




The Chestnuts
West Torrington

BROWN & CO JHWalter



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 0.36acres, 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

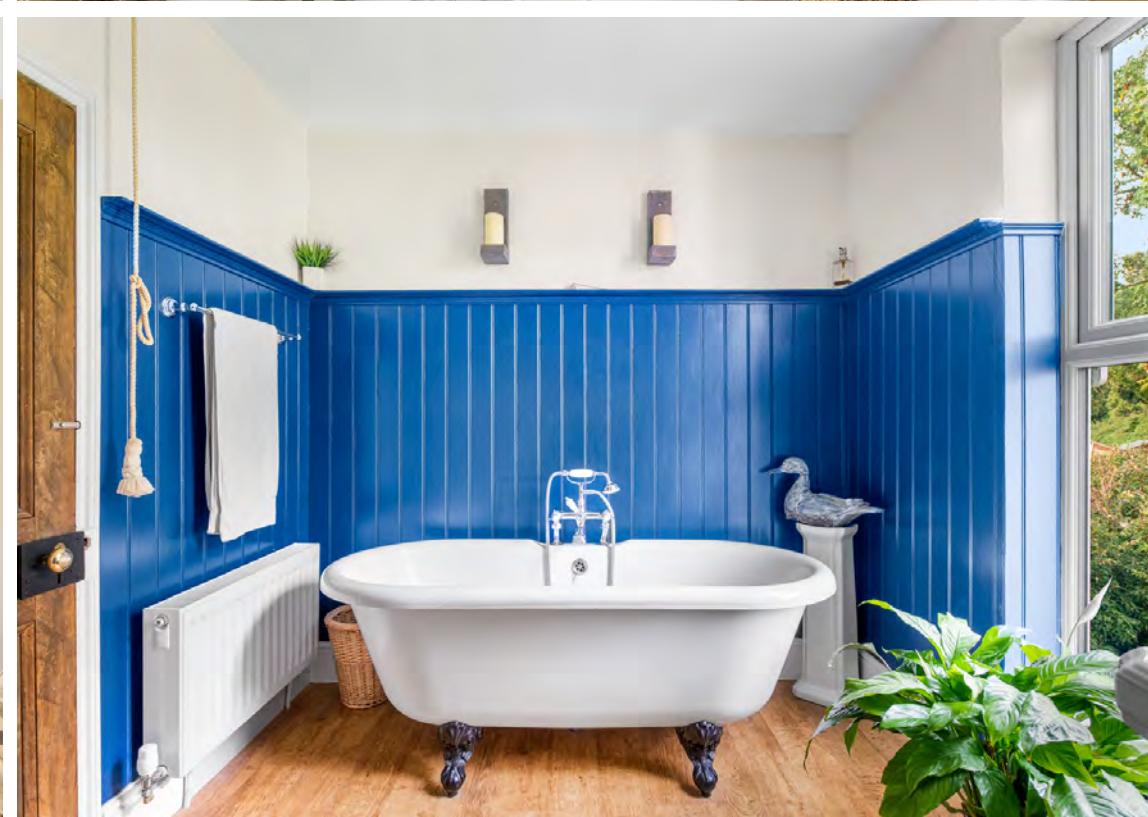
Dual aspect double glazed windows to side and rear, radiator.

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&co JH Walter 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)

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

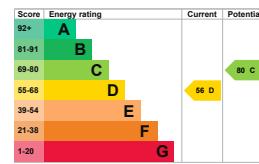
This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

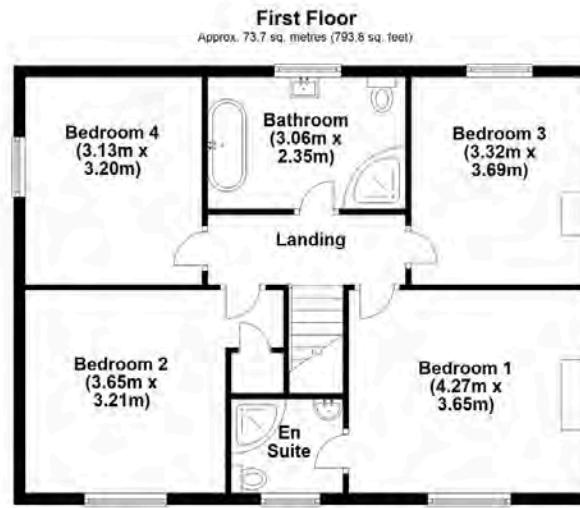
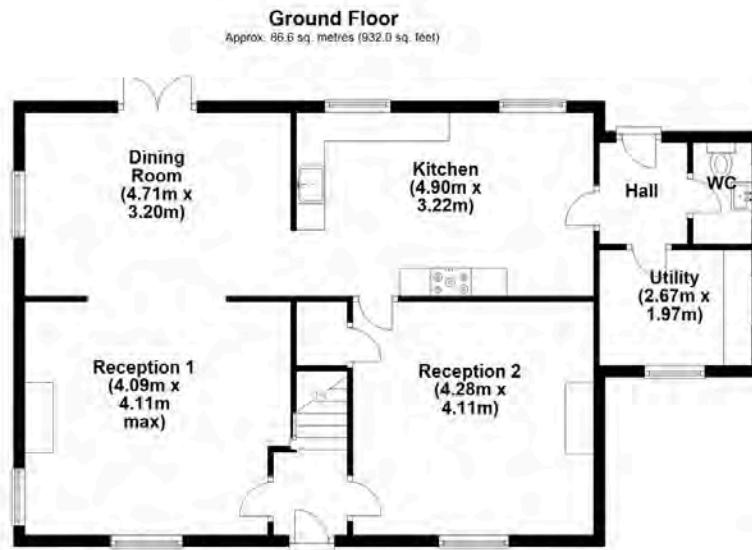
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

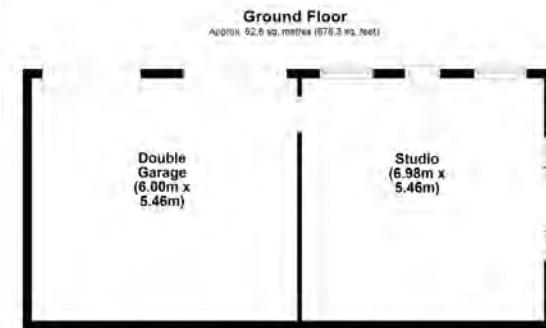








Total area: approx. 160.3 sq. metres (1725.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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.

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 or 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