

**TO LET**



## **Lincolns Farmhouse**

**4 Bedrooms, 3 Bathroom, Farmhouse**

**£2,800 pcm**





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4 Bedrooms, 3 Bathroom

**£2,800 pcm**

Martin & Co are pleased to present a remarkable, re-modernised Farmhouse available to let in a sought-after location. This property boasts four bedrooms and three bathrooms, perfectly tailored for families seeking an ideal blend of comfort and style.

Date available: Available Now

Deposit: £3,230.76

Unfurnished

Council Tax band: D

- Beautifully modernised Farmhouse
- 2 Master Bedrooms with Ensuite Bathrooms
- Open plan Kitchen and Dining
- Integrated appliances
- Cosy sitting room with wood burning stove
- Cloakroom
- Patio for alfresco dining

The house features a spacious master bedroom, complete with an en-suite for added privacy and convenience. The second bedroom also offers the luxury of an ensuite, whilst the third bedroom is a generous double. The fourth bedroom is a single room, offering built-in wardrobes, making it an ideal space for a child's room or home office.

The three bathrooms each house a refreshing rain shower and heated towel rail, offering an indulgent space to relax and refresh. The main bathroom also has a panelled bath for times when a rejuvenating soak is needed.

The heart of the home is undoubtedly the open-plan kitchen. It is a culinary enthusiast's dream, featuring a





kitchen island, built-in pantries, and a utility room. The kitchen is bathed in natural light, offering a welcoming dining space and a cosy breakfast area, perfect for family meals and entertaining.

The property also offers a separate reception room, which benefits from large windows, a charming wood burning stove, and views of the garden. This space is perfect for relaxing of an evening or hosting guests.

Outside, the property offers parking and a garden with patio providing an ideal, attractive outdoor space to enjoy.

The location offers excellent public transport links and local amenities within walking distance. It is also close to walking routes, perfect for those who enjoy an active lifestyle. This property truly is a unique find, offering an open-plan layout, a fireplace, parking, and a garden. Don't miss out on this excellent opportunity.

HALL 4.36m x 1.90m

CLOAKROOM 2.29m x 0.91m

KITCHEN 5.60m x 2.56m

DINING AREA 4.33m x 2.91m

LOUNGE 5.38m x 3.21m

MASTER BEDROOM 3.72m x 3.49m

ENSUITE TO MASTER 1.81m x 1.47m

BATHROOM 2.64m x 1.69m

MASTER 2 4.27m x 2.58

ENSUITE 2 1.68m x 1.12m

BEDROOM 3 3.51m x 2.67m



BEDROOM 4 3.34m 1.98m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	69	
(55-68) D		





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