



**2 Torrington Lane**  
East Barkwith, Market Rasen, Lincolnshire. LN8 5RY

**BELL**





## 2 Torrington Lane East Barkwith

2 Torrington Lane is a well-presented, spacious family home; occupying attractive grounds within this well-located village. Enjoying a bright Lounge to the front, and flowing Kitchen, Dining and Snug spaces to the rear, the property provides up to four bedrooms, driveway parking and mature, varied gardens. To the rear stands a versatile summerhouse/office/studio (with light and power connected) – the property is complete with a generous garage and workshop space.

The property benefits from biomass heating.

### ACCOMMODATION

**Hallway** having a wood effect double glazed obscure door with matching side panel, carpeted staircase with balustrade to first floor with under stairs storage cupboard, carpeted floor, wood panelling to wall, radiator, ceiling light and power points. Wood glazed door to kitchen and door to:

**Sitting Room** having uPVC double glazed window to front aspect; France Belge stove to tiled hearth with brick surround, carpeted floor, radiator, TV point, spot lights to ceiling, wall lights and power points.

**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels, ceramic Butlers sink and drainer set to wood roll edge worktop with space and connections for recessed upright fridge-freezer. Integrated dishwasher, Neff oven and grill, AEG four ring hob beneath extractor canopy, Wood flooring, larder cupboard and ceiling lights. Wood glazed door to side lobby, open to:







**Dining Room** with uPVC double glazed window to side aspect; wood flooring, radiator, ceiling light and power points. Open to:

**Family Room** having uPVC double glazed window to side, French doors to rear; log burning stove on tiled hearth to corner, wood flooring, TV point, ceiling lights and power points.

**Side Lobby** with wood effect double glazed obscure door to front aspect; tiled flooring, radiator, ceiling light. Door to garage and wood glazed door to:

**Utility** with wood effect double glazed window to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop, tiled floor, tiles to walls, ceiling light and power points.

### First Floor

**Gallery Landing** with built in storage areas, loft access hatch, carpeted floor, ceiling spotlights and power point. Doors to first floor accommodation including

**Master Bedroom** having wood effect double glazed windows to front and rear aspects; built in wardrobe spaces, carpeted floor, radiator, TV point, Mitsubishi electric air condition unit, ceiling light and power points. Door to:

**En-suite Shower Room** having wood effect double glazed obscure window to rear aspect; bath with wood surround, tiled shower cubicle with seat, tiled surround, pedestal wash hand basin and low level WC. Tiles to walls and floor, ceiling spotlights.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; P shaped panel bath with shower over, low level WC and wash hand basin set to storage unit with roll edge counter top. Tiles to walls and floor, radiator and ceiling spotlights.

**Bedroom 3** with uPVC double glazed window to rear aspect; built in wardrobe storage spaces and dressing table, carpeted floor, radiator, ceiling light and power points.







**Bedroom 2** with uPVC double glazed window to front aspect; built in wardrobe storage spaces and dressing table, carpeted floor, radiator, ceiling light and power points.

**Bedroom 4 / Office** with uPVC double glazed window to front aspect; built in storage space, wood effect flooring, radiator, ceiling light and power points.

## OUTSIDE

The property is approached to the front via a wide brick paved driveway, providing ample off road parking for multiple vehicles and access to the **Garage** with up and over door, storage units to walls, light and power; Biomass boiler and associated system. Wood double doors to rear and sliding doors to **Cloakroom** with wood effect double glazed obscure window to side aspect; low level WC, wash hand basin, ceiling light and tiled floor.

The front garden is predominantly laid to lawn with established flowerbeds, trees and shrubs throughout. Hedge contains the front with mixed fencing to the sides.

The rear garden is initially laid to paved and stone style patio seating spaces, basking in sunshine and spanning the rear of the property. This leads to the versatile brick and tile **Workshop / Studio / Office** with wood effect double glazed windows to side and rear, tiled floor and ceiling light.

The garden continues with lawn space with brick edging, further seating and beds laid. Mature flowers including raised planters hedging. There is a timber shed and metal store.

**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
43 Silver Street, Lincoln. LN2 1EH.  
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Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
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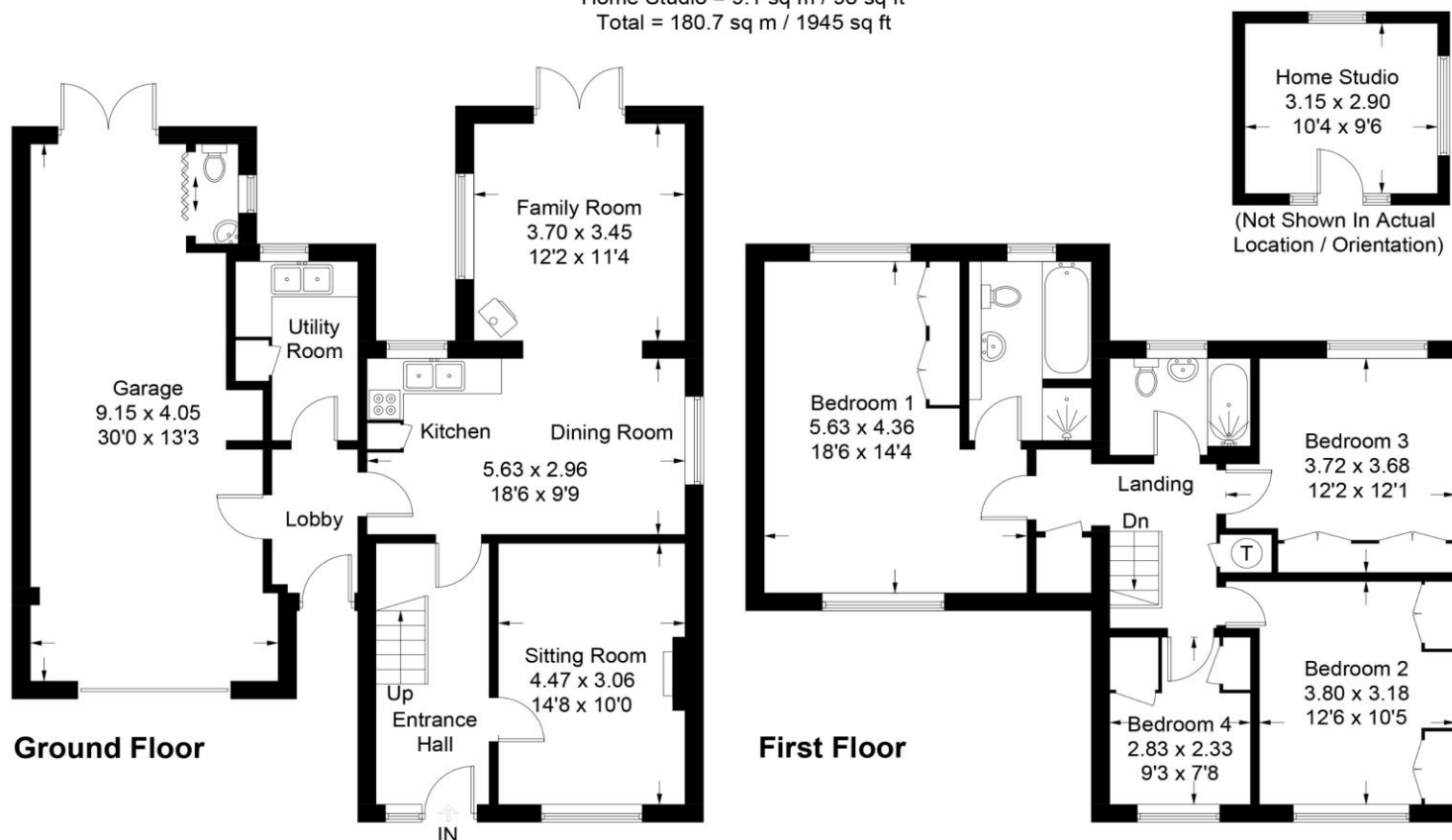




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## 2 Torrington Lane

Approximate Gross Internal Area  
 Ground Floor = 97.2 sq m / 1046 sq ft  
 First Floor = 74.4 sq m / 801 sq ft  
 Home Studio = 9.1 sq m / 98 sq ft  
 Total = 180.7 sq m / 1945 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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