

Westwold  
House

Sixhills Lane | North Willingham | Market Rasen | LN8 3RA

£1,100 Per Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

## Key features

- Detached House
- Rural living
- Beautiful location
- Private driveway
- 3 Double bedrooms
- Study
- Front and rear gardens
- Two bathrooms
- Garage
- Viewing highly recommended

## Description

### LIVING THE RURAL DETACHED LIFE!

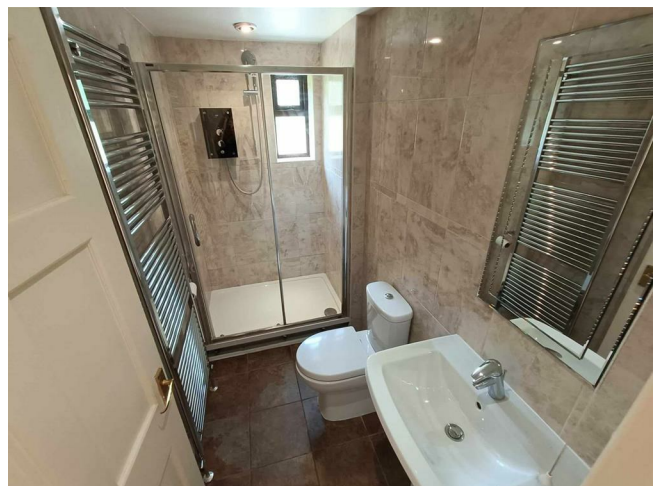
What an opportunity to rent this excellent 3 Bedroom family home located in North Willingham. With its beautiful grounds and private driveway, it's not one to pass up - Call now to arrange a viewing.

West Wolds House is oozing with charm, character and space. With the ground floor boasting of a main entrance hall with a larger than average under stairs cupboard, identically sized living and dining room with open fires. An additional side entrance which leads to a recently fitted modern shower room, study and a handy storage cupboard. A generously sized, fully functioning kitchen with integrated appliances.

To the first floor you can expect a Master bedroom fitted with expansive wardrobes and small walk in dressing area, a further larger double bedroom with plenty of fitted storage, and a final third double bedroom with more fitted wardrobes. An adequately sized family bathroom with shower over bath.

Externally you are treated to your very own private driveway for four plus cars. Wrap around garden with mature borders and surrounded by paddock land ensuring privacy.

North Willingham is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated 3.5 miles (6 km) east from the town of Market Rasen on the A631 road between Market Rasen and Louth. With its rolling hills and fantastic walks in the woods nearby North Willingham is a small piece of paradise.



Living room

With open fire place and double aspect windows

Dining room

Open fire place and double aspect windows

Kitchen

Integrated dish washer, fridge and freezer.

Shower room

Large free standing shower toilet and basin

Bedroom 1

With fitted wardrobes and walk in dressing room

Bedroom 2

With fitted wardrobes

Bedroom 3

With fitted wardrobes

Family bathroom


Shower over bath







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH  
 01673 843011

info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk