

# BELL



## THE STABLES, WESTVILLE ROAD Thornton-Le-Fen, Boston

 3  2  1  B  
£1,150 Per Month

- Rent £1150 per calendar month; Deposit • EPC Rating B, Council Tax B £1326.92
- Barn Conversion
- Country side views
- Allocated Storage
- 3 Bedrooms
- Terrace and Courtyard
- Allocated parking



An opportunity has arisen to rent a converted barn on the outskirts of the Village of New York, Lincolnshire. The property has been converted to a high specification having a modern fitted kitchen, and bathroom, there is allocated parking for two vehicles, and heating is provided by a ground source heat pump. The property is available UNFURNISHED, has an electric oven, hob, and extractor. The property has the benefit of a dishwasher. The property is part of a development of four barns, two having accommodation on one floor, and two having accommodation over two floors. The ground floors are laminate, the upper floors are carpeted, feature hand crafted pews have been completed by the Landlord. New York is a Hamlet located in the East Lindsey District of Lincolnshire, and is within a short cars journey to the Market Town of Boston which has a mix of retail, leisure, and commercial facilities. Coningsby, the home of the Battle of Britain Memorial Flight is close by. Coningsby has a selection of convenience stores, and adjoins the Village of Tattershall. The historic Market Town of Horncastle lies just beyond with a twice weekly Market. The accommodation comprises:  
 ENTRANCE HALL; SHOWER and W.C. [modern fitted]; KITCHEN with eye, and base level units; OPEN PLAN LIVING SPACE with French doors to patio area; MID HALL; THREE BEDROOMS [the master being a particularly good size, the third would make an ideal study alternative]; FAMILY BATHROOM having modern suite comprising panel bath, walk-in shower, wash basin and low level w.c. EXTERNALLY: There are two parking spaces, and a patio area and terrace, there is an additional communal Court Yard space and allocated storage. NO SMOKERS, (externally the front garden has now been fenced off for privacy - the lead photo does not show this fencing)



### Energy Efficiency Rating

|                                                    | Current                                                                                                       | Potential |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92 plus) <b>A</b>                                 |                                                                                                               | <b>93</b> |
| (81-91) <b>B</b>                                   | <b>83</b>                                                                                                     |           |
| (69-80) <b>C</b>                                   |                                                                                                               |           |
| (55-68) <b>D</b>                                   |                                                                                                               |           |
| (39-54) <b>E</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  |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### Horncastle Lettings

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