



Jack's House • New Inn Road • Hinxworth • Baldock • Hertfordshire • SG7 5HB

£2,250 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## FINE MODERN DETACHED HOME IN A DELIGHTFUL RURAL SETTING EASY ACCESS TO LOCAL TOWNS

### THE PROPERTY

Enjoying a delightful rural setting, this individual modern detached house benefits from attractive views over open countryside. The accommodation includes two large reception rooms, plus a conservatory, spacious modern kitchen/breakfast room, utility room and cloakroom/WC. The first floor provides three double bedrooms, the master having an en suite wet room with shower, and a well appointed family bathroom.

Constructed of insulated cavity brickwork under a pitched tiled roof, this fine home benefits from sealed unit double-glazing and oil fired central heating. There is also a wood-burning stove in the sitting room and solar panels assist in heating the water.

The property is available for rent unfurnished.

### THE OUTSIDE

Bordering open farmland, the house is set in a kite-shaped plot measuring some 290' by 47' (88.69m x 14.4m) overall, the gardens being screened by a combination of hedges and fencing. Double gated open to a forecourt laid to shingle, providing ample off-street parking and leading to the car port. The outbuilding also includes a store/workshop, but please note that the garage section is NOT included in the rental.

The main garden is approximately 190' (57.8m) in length and laid to lawn with paved patio, herbaceous beds and borders, raised beds and ornamental shrubs and trees, including ash and willow. Timber garden shed/summerhouse and large log store.

### THE LOCATION

The house is set in open countryside to the south of the village, within a third of a mile of Hinxworth parish church and the Three Horseshoes pub, and only a mile and three-quarters from the A1. The nearest main shopping centre is to be found in Biggleswade, 5 miles to the north and the town's mainline railway station is within 6 miles. Biggleswade is on the East Coast mainline and regular services run to London throughout the day, the fastest to King's Cross taking just 33 minutes.

Letchworth Garden City is just 7 miles to the south and, together with the adjoining towns of Baldock and Hitchin, provides a wide range of amenities.





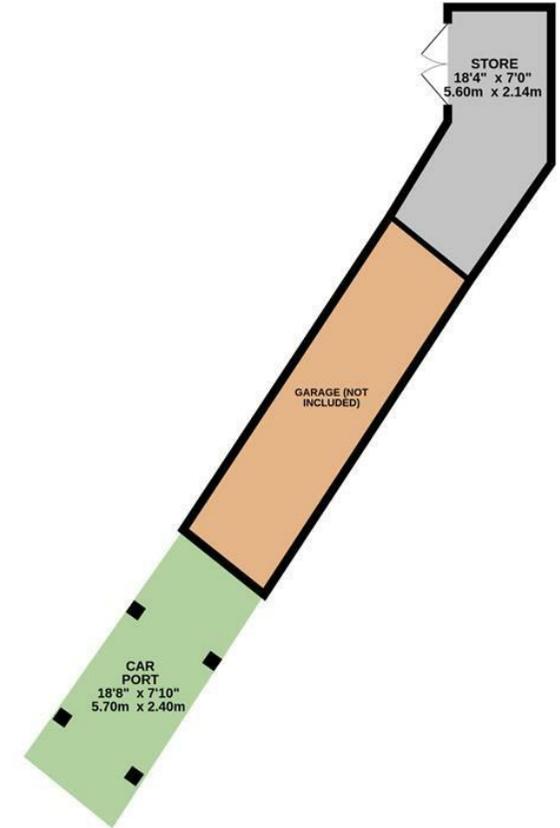
GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



OUTBUILDING



TOTAL FLOOR AREA : 1445sq.ft. (134.2 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## EPC RATING

Band - C

## SERVICES

MAINS water and electricity are connected to the property.

Private drainage to septic tank.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

## LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

**Charter Whyman**

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)