

**No. 1 HORSE PASTURE COTTAGE
HANTON
NR MARKET RASEN
LN8 6LB**



**On behalf of the owners of Hainton Estate
TO LET**

3 Bedroomed Semi-Detached Cottage

Accommodation includes Sitting Room, Dining Room, 3 Bedrooms, Bathroom
Oil-fired Central Heating throughout, uPVC Double Glazing
Single Garage, Large Gardens
Extensive views over open countryside across Lincolnshire Wolds

RENT: £650 pcm – UNFURNISHED

**No. 1 HORSE PASTURE COTTAGE
LOUTH ROAD
HAINTON
LN8 6LB**

GENERAL REMARKS

A semi-detached country cottage in a rural location, with central heating, double glazing and fitted kitchen. A spacious and sheltered garden, with appealing views across the Lincolnshire Wolds make this an ideal family dwelling.

LOCATION

The Property is situated on Louth Road (A157), midway between Hainton and Burgh on Bain, near the Caistor High Street crossroads.

ACCOMMODATION

Ground Floor:

Entrance Hall
Lounge
Dining Room
Kitchen
WC

First Floor:

Bedroom 1 (double)
Bedroom 2 (double)
Bedroom 3 (single)
Bathroom.

Outside:

The property has an attached single garage and extensive enclosed gardens to both the front and rear, with fantastic views across the Lincolnshire Wolds.

SERVICES

Mains electricity and water are connected to the property.

Oil-fired central heating throughout.

The property benefits from good broadband speeds of 16mb.

COUNCIL TAX

The Council Tax is Band A with the annual charge for 2019/2020 being £1,157.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £750 will be collected at the start of the tenancy, together with the first months rent. The deposit will be registered under the Tenancy Deposit Scheme and will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. by completing their on-line form at www.jasmartin.co.uk

Viewings will be offered at the sole discretion of the Agents and may not be available until 12 July whilst suitable arrangements are made for safe viewing.

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

A full copy of the Energy Performance Certificate is available upon request from Letting Agents. An extract is included within these particulars.



Energy Performance Certificate

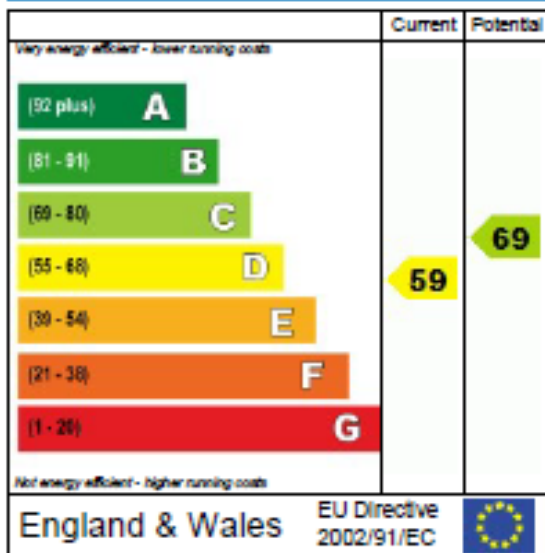


1 Horse Pasture Cottage
Louth Road
Halnaton
MARKET RASEN
LN8 6LB

Dwelling type: Semi-detached house
Date of assessment: 18 June 2011
Date of certificate: 20 June 2011
Reference number: 9488-3036-6266-8279-7920
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

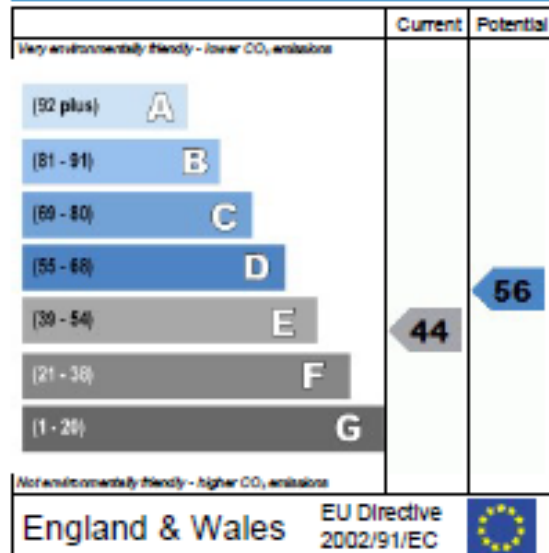
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	263 kWh/m ² per year	195 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	4.2 tonnes per year
Lighting	£55 per year	£44 per year
Heating	£695 per year	£479 per year
Hot water	£137 per year	£137 per year

You could save up to £227 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.