



Perkins George Mawer & Co.

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



2 Hackthorn Grange Farm Cottages

Hackthorn
LN2 3PE

£900 pcm
£1,038 Deposit

Rural location
Lounge with log burner
Porch /book room
Study and conservatory
Recently installed kitchen
Ground floor bathroom with bath & shower
Three bedrooms



MAIN ENTRANCE

Via part glazed door leading into side porch.

PORCH

Part glazed door, uPVC double glazed windows to the side and rear elevations, mainly light grey painted walls, exposed brick work wall, grey flooring, power points, wall light point.

CONSERVATORY

14'8 x 9'3 Part uPVC and brick construction with double doors leading to the side and rear elevations, laminate wood effect flooring, wall light points, central heating radiator, open arch leading through to study area.

STUDY AREA

17'3 x 4'5 Fitted shelving, open under stairs storage area, laminate wood effect flooring, door leading through to the lounge.

LOUNGE

14'3 x 13'6 uPVC double glazed window to the front elevation, brick built recess with inset log burning stove, central heating radiator, laminate wood effect flooring, telephone and television points, glazed door leading through to the kitchen.

KITCHEN

14'2 x 9'2 Glazed door leading through to the rear elevation, uPVC double glazed window overlooking the rear garden, fitted with a NEW range of modern wall base and drawer units in light wood effect with black working surfaces above incorporating a stainless steel sink unit and drainer with mixer tap, stainless



steel single oven with black glass hob, part white mermaid boarding splash back to walls, wall mounted boiler unit, grey wood effect flooring, plumbing and space for washing machine additional appliance spaces, door leading through to the bathroom.

BATHROOM

9'5 x 4'9 uPVC double glazed window to the rear elevation, bath with chrome twin head shower unit above with shower rail, pedestal wash hand basin, low level flush WC, vanity storage unit with medicine cabinet above, central heating radiator, white and black wall tiling with decorative pebble inset, part brick effect mermaid boarding to the shower area, grey wood effect flooring.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

10' 6" x 13' 7" (3.2m x 4.14m) uPVC double glazed window to the front elevation, white painted ornate fire surround, central heating radiator.

BEDROOM TWO

14'10 x 9'09 uPVC double glazed window to the rear elevation, central heating radiator, built in airing cupboard.

BEDROOM THREE

10' 6" x 8' 09" (3.2m x 2.67m) uPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring.

OUTBUILDINGS

Storage shed 7'2 x 3'2 double door fronted shed/garage 8'7 x 7'8.
oil tank shed 7'5 x 7'2. With power.

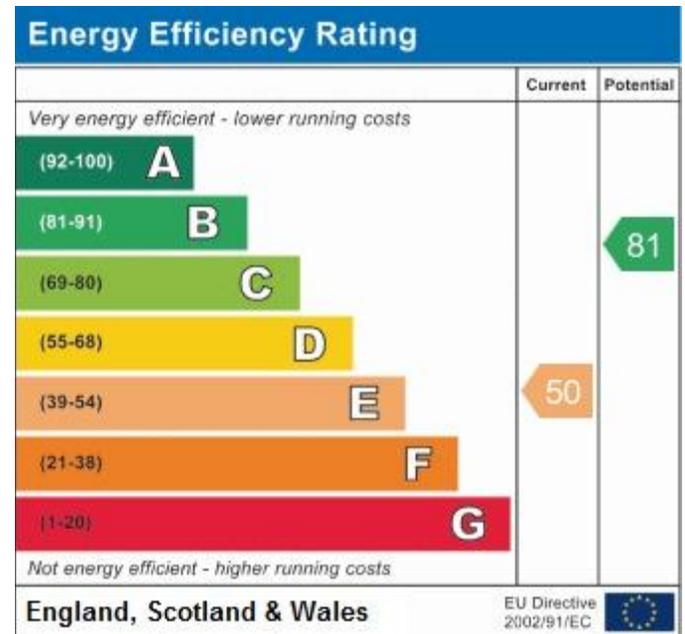
GARDENS

Gardens to front rear and side.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
B
50E



Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

Contact
01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.