



Perkins George Mawer & Co.

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

2 the barn plovers, Moor Road, Walesby, Market Rasen, LN8 3UR

£725pcm



Fully furnished 1 bedroomed barn conversion located in the rural village of Walesby having gas, water, electricity, television and internet costs included in the monthly rental figure.

This character property has the benefits of gas central heating and double glazing and briefly comprises: open plan lounge/kitchen/dining room with appliances and furniture, double bedroom with built in wardrobe bed and furniture, modern wet room, outside parking and seating area.

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MAIN ENTRANCE

Via part glazed arched solid wood door opening up in to the open plan lounge kitchen. with outside lighting.

LOUNGE/KITCHEN

21' 06" x 15' 06" (6.55m x 4.72m)

Twin arched wooden double glazed windows to the front elevation with window dressings, twin central heating radiators, natural painted walls, wall mounted tv unit and remote control, useful low side board, twin side tables, 3 seater sofa with scatter cushions, circular dining table with 4 chairs, spot lighting to the ceiling. smoke/heat detector, loft access, wall light points, emergency lighting, beige granite effect floor tiling.

Kitchen area having a range of cream wall base and drawer units with contrasting block wood effect working surfaces above, stainless steel sink unit and drainer with mixer tap, beige splash back wall tiling, single stainless steel electric oven with black glass hob above with stainless

steel extractor fan, washing machine, dishwasher, fridge freezer, microwave oven, kitchen pots and pans with utensils.

BEDROOM

12' 01" x 10' 06" (3.68m x 3.2m)

Hard wood door leading to the front elevation, arched double glazed window to the front elevation with window dressings, super king sized bed, twin bedside tables with matching night lights, set of storage drawers, bedroom chair, loft access, central heating radiator, spot lighting to the ceiling, built in wardrobe incorporating hanging rails and shelving, wood effect flooring, door leading through to the wet room.

SHOWER WET ROOM

7' 05" x 4' 05" (2.26m x 1.35m)

Fully wall tiled in beige, wall mounted shower head and hose with central floor drainage having glazed partition, low level flush wc, pedestal wash hand basin with vanity mirror light and shaver socket above, wall mounted white heated towel rail, chrome toilet roll holder, beige mosaic effect tiled flooring.

OUTSIDE

Screen fencing and gate to the front elevation, outside paved courtyard for sitting out, parking areas.





Local Authority
Council Tax Band
EPC Rating
What Three Words

West Lindsey District Council

TO BE CONFIRMED



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