



Lincoln Lane, Thorpe-on-the-Hill

£850 Per Month


MARTIN&CO

Lincoln Lane, Thorpe-on-the-Hill

Barn Conversion

2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 6th January 2025

Deposit: £980

Unfurnished

- Two double bedrooms
- Modern décor
- Deceptively Spacious
- Easy access routes
- Village location
- Court yard garden
- Off road parking for 2 cars
- Viewings are Essential

A deceptively spacious two bedroom dairy conversion, located in the village of Thorpe On The Hill. This property benefits from a low maintenance court yard garden, and off road parking for 2 cars. The property has been decorated to a modern finish, still maintaining the original dairy features.



Description
 A deceptively spacious two bedroom dairy conversion, located in the village of Thorpe On The Hill. This property benefits from a low maintenance court yard garden, and off road parking for 2 cars. The property has been decorated to a modern finish, still maintaining the original dairy features.

Unfortunately we are not able to accept pets or smokers on this property

Council Tax - B - North Kesteven

- Broadband (estimated speeds)
- Standard 1 mbps
- Superfast 80 mbps
- Ultrafast 10000 mbps
- Mobile (based on calls indoors)
- O2 EE Three Vodafone
- Satellite & Cable TV Availability
- BT Sky



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.