

**BELL**



**2 RASEN TURN, HIGH STREET**

**£1,200**

**FALDINGWORTH, MARKET RASEN**

**3 2 nu D**

- RENT: £1200.00 / DEPOSIT: £1384.61
- COUNTRYSIDE VIEWS
- VERSATILE LIVING

- EPC: D / COUNCIL TAX BAND: B
- ADDITIONAL ANNEX
- CONTACT LINCOLN: 01522 538888



VIEWING HIGHLY RECOMMENDED

Nestled in the sought after village of Faldingworth, just a short drive from Lincoln, this beautifully presented semi-detached home offers versatile living space, stunning countryside surroundings, and the added benefit of a self-contained annex, ideal for modern family living.

The property welcomes you into a spacious kitchen area that forms the heart of the home, perfect for both everyday living and entertaining. A cosy lounge with a feature log burner creates a warm and inviting atmosphere, while patio doors lead directly onto the decking and garden, allowing plenty of natural light throughout. A bright sunroom provides additional living space overlooking the garden, and a separate snug offers flexibility as a home office, playroom, or occasional guest bedroom.

Upstairs, there are two generously sized double bedrooms and a stylish five piece family bathroom complete with a bath, separate shower, WC, basin, and bidet.

Externally, the home benefits from a private enclosed garden, driveway parking, and attractive rural views that enhance the peaceful setting. There is also a useful outbuilding for storage or utility use.


A standout feature of the property is the detached annex, offering open plan living with a kitchen and dining area, shower room, and an additional room suitable as a bedroom or office. This space is ideal for extended family, guest accommodation, working from home, or additional.

Located in a quiet village with easy access to Lincoln and surrounding countryside, this unique property combines character, flexibility, and lifestyle appeal in equal measure.

RENT: £1200.00  
DEPOSIT: 1384.61  
EPC: D  
COUNCIL TAX BAND: B



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

**Lincoln Lettings**  
43 Silver Street  
Lincoln  
Lincolnshire  
LN2 1EH

01522 538888  
lettingslincoln@robert-bell.org  
robert-bell.org

