



Perkins George Mawer & Co.



3 Lings Farm Cottages, Croxby Top, Lincolnshire, LN7 6BN
£450 PCM

12/FEB/2019

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Two bedroomed character cottage recently re decorated located in the picturesque elevated village of Croxby Top ideal for people who like the quiet rural life.

The property has the benefits of Oil central heating and part uPVC double glazing this cottage briefly comprises: Lounge with open fire, fitted kitchen with electric cooker, rear porch/utility area, ground floor bathroom (note no shower), two bedrooms, Gardens with outside storage and parking area.

No Pets or children Please.

Epc=E/40

Lounge

4.27m x 3.48m (14'0" x 11'5")

Upvc double glazed window to the front elevation, brick fire place with inset open fire, freshly painted light grey walls, grey carpeting, television and telephone points, built in storage cupboard incorporating shelving, central heating radiator, door leading to staircase, door leading to front entrance porch.

Breakfast kitchen

4.22m max x 2.44m (13'10" max x 8'0")

Upvc double glazed window to the rear elevation, fitted with a range of light maple effect base and drawer units incorporating a stainless steel sink unit and drainer having complementary marble effect working surfaces above, fitted electric cooker with stainless steel extractor canopy above, part tiling to the walls in high sheen white, freshly painted light grey walls, central

heating radiator, grey wood effect flooring, door leading through to the rear lobby/utility area.

Inner Lobby

Part glazed door leading to the rear elevation and parking area, plumbing for washing machine, power points, freshly painted light grey walls, grey wood effect flooring, door leading to the rear of the bathroom.

Bathroom

Upvc double glazed window to the rear elevation, white suite comprising bath with matching side panel, (please note no shower) pedestal wash hand basin, low level flush WC, part tiling to the walls in high sheen white, freshly part painted walls in light grey, central heating radiator, wall mounted heater, grey wood effect flooring.





Master bedroom

4.22m x 3.51m (13'10" x 11'6")

Upvc double glazed window to the front elevation, central heating radiator, built in storage cupboard, freshly painted light grey walls, grey carpeting,

Bedroom two

2.51m x 2.46m (8'3" x 8'1")

Upvc double glazed window to the rear elevation, central heating radiator, freshly painted light grey walls, beige carpeting.

Outside

Brick built storage shed, parking for 1 car only (visitors parking at main entrance) pathway leading to the rear and front elevations, front garden mainly laid to lawn that is presently maintained but interested tenant may wish to include vegetable garden along the fence line.

Fees

Once you have viewed your chosen property and would like to proceed with an application to rent, you may complete an Application form which will provide full details of the application process including fees, referencing procedures and other information relating to the proposed tenancy and property. The costs associated with your application will be £40 per applicant if you choose not to proceed with the application for any reason you will then forfeit the fee. All applications are subject to contract and satisfactory references and we reserve the right to decline an application.



Energy Performance Certificate



3 Lings Farm Cottages, Croxby Top, MARKET RASEN, LN7 6BN

Dwelling type: Semi-detached house **Reference number:** 9767-2814-7828-9998-7541
Date of assessment: 14 December 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 December 2018 **Total floor area:** 57 m²

Use this document to:

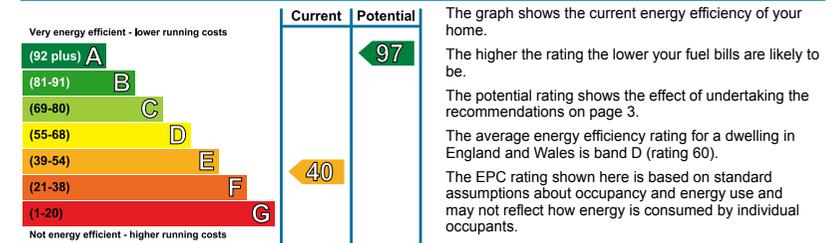
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,637
Over 3 years you could save	£ 723

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 2,115 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 393 over 3 years	£ 315 over 3 years	
Totals	£ 2,637	£ 1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 69
2 Internal or external wall insulation	£4,000 - £14,000	£ 453
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.