



4 Torrington Lane
East Barkwith, Market Rasen, Lincolnshire. LN8 5RY

BELL



4 Torrington Lane East Barkwith

4 Torrington Lane is a detached, three-bedroom family home; providing spacious accommodation and generous gardens. Set back from the road, the property requires a scheme of modernisation and comes to the market with **NO ONWARD CHAIN**.

Accommodation comprises: an entrance hall with cloak store, lounge, dining room and kitchen with pantry store; three bedrooms (two doubles) and a family bathroom, with a large double garage and gardener's W/C.

ACCOMMODATION

Hall having uPVC double glazed obscure front entrance door with matching window alongside, carpeted floor, carpeted staircase to first floor, radiator and ceiling light. Door to cloak store and door to:

Lounge having uPVC double glazed window to front aspect; brick fireplace with electric fire inset, carpeted floor, radiator, TV point, ceiling lights and power points.

Dining Room with sliding double glazed doors to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels including glazed shelving, sink and drainer to roll edge worktop with space and connections for under counter fridge and electric cooker. Wood effect flooring, ceiling light. Door to Pantry with light, connections for further appliances.

First Floor

Gallery Landing with wood double glazed window to side aspect; built in airing cupboard, carpeted floor, ceiling light. Doors to first floor accommodation.



Shower Room having wood double glazed obscure window to rear aspect; modern shower with board surround and electric shower, low level WC, wood effect flooring, radiator and ceiling light.

Bedroom 1 having uPVC double glazed window to rear aspect; mirror fronted, built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect, carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; built in cupboard housing the gas fired boiler, carpeted floor, ceiling light and power points.

OUTSIDE

The property is approached to the front, up a long gravel driveway with turnaround space, leading to the detached **Double Garage** with electric up and over door, lights and power. To one corner, a gardener's W/C with obscure window to rear.

The front garden is laid to lawn with mature shrubs and a large tree to the front, being open to the road with hedged side boundaries.

The rear garden is also set to lawn, with mature borders and trees plus a small pond. Hedged and fenced boundaries ensure a child and pet friendly, secure space.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

LPG heating to radiators.



SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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