

**THE LODGE
HAINTON HALL
SCHOOL LANE
HAINTON
NR MARKET RASEN
LN8 6LW**



**On behalf of the owners of Hainton Estate
TO LET**

A Grade II Listed Detached Former Lodge

Accommodation includes Living Room, Lounge, Fitted Kitchen,
Downstairs WC, Storerooms
2 Bedrooms, Family Bathroom
Oil-fired Central Heating throughout,
Outbuildings, Off Road Parking, Garden

RENT: £1,000 pcm – UNFURNISHED

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GENERAL REMARKS

A detached cottage of stone and slate construction which was formerly the lodge serving Hainton Hall. The property is Grade II listed and offers characterful accommodation with many original features. A sheltered garden surrounds the property, which would be suitable for a young family or a professional couple.

LOCATION

The Property is situated off School Lane, close to the junction with Louth Road, in Hainton village at the entrance to Hainton Hall.

ACCOMMODATION

Ground Floor:

Entrance Hall
WC
Storerooms x 2
Lounge
Living Room
Modern Kitchen

First Floor:

Landing
Bedroom 1
Bedroom 2
Family Bathroom

Outside:

The property benefits from off road parking. There is a spacious garden laid mainly to grass, the extent of which is negotiable with the landlord. Adjoining outbuildings are included in the letting.

SERVICES

Mains electricity and water are connected to the property.

Oil-fired central heating throughout.

COUNCIL TAX

The Council Tax is Band C with the annual charge for 2025/2026 being £1,880.48.



TENANCY

The property is available immediately, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £1,150 will be collected at the start of the tenancy, together with the first months rent. The deposit will be registered under the Tenancy Deposit Scheme and will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

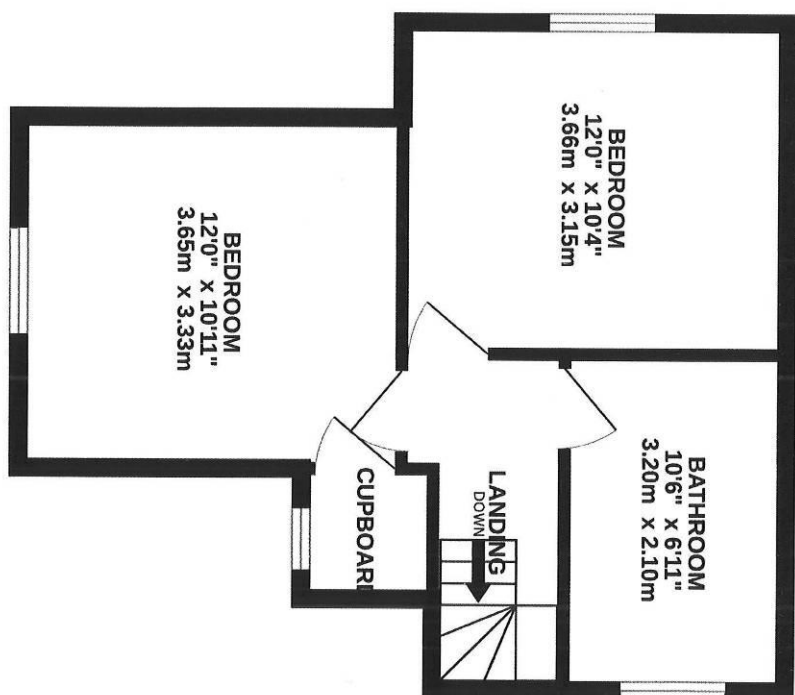
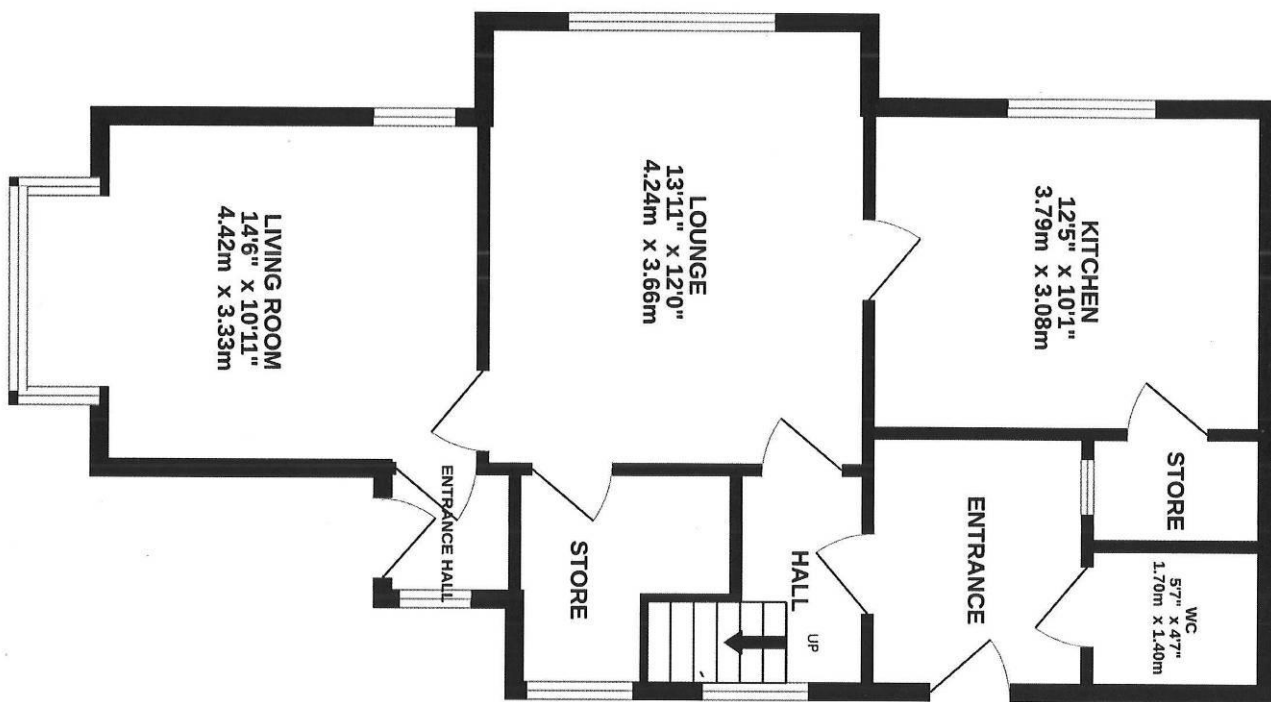
APPLICATION

The property is available immediately. Initial applications should be made direct with Jas Martin & Co. by completing their on-line form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

A full copy of the Energy Performance Certificate is available upon request from Letting Agents. An extract is included within these particulars.



Energy performance certificate (EPC)

Hainton Hall Lodge
School Lane
Hainton
MARKET RASEN
LN8 6LW

Energy rating

E

Valid until:

16 July 2035

Certificate number:

0390-2850-5460-2775-0415

Property type

Detached house

Total floor area

102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

