

**2 VICARAGE COTTAGES
SCHOOL LANE
HAINTON
MARKET RASEN
LN8 6LW**



On behalf of the owners of Hainton Estate

TO LET

A semi-detached country cottage in the heart of Hainton village

**Sitting Room With Log Burning Stove, Dining Room, Kitchen, 3 Bedrooms, Bathroom
Large Gardens and Outbuildings
Extensive views over open countryside**

RENT: £895 pcm – UNFURNISHED

2 VICARAGE COTTAGES HAINTON LN8 6LW

GENERAL REMARKS

A modernised, newly decorated, semi-detached cottage in the centre of Hainton with views across the Lincolnshire Wolds.

LOCATION

The property is located on School Lane, within easy reach of the village pub.

ACCOMMODATION

Ground Floor

Sitting room with log burner
Dining room/Study
Kitchen
Bathroom

First Floor

Two double bedrooms
Single bedroom with sloping ceiling
Box room

Outside

There are useful outbuildings with electricity connected at the rear of the property.

SERVICES

Mains electricity and water are connected to the property.

Oil fired Central heating throughout. During the summer months, hot water can be provided by an electric immersion heater.



TENANCY

The property is available, unfurnished, under an Assured Periodic Tenancy.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings. A refundable deposit of £1,030 will be collected at the start of the tenancy, together with the first month's rent.

The deposit, which will be registered under the Tenancy Deposit Scheme, will be returned at the end of the tenancy provided that the Tenant has fulfilled all obligations under the tenancy agreement.

The Council Tax is Band A with an annual charge for 2026-27 of approximately £1,455.

APPLICATION

Initial applications should be made direct with Jas. Martin & Co. by completing our 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 available upon request from the letting agents.



Energy performance certificate (EPC)

2 Vicarage Cottage
School Lane
Hainton
MARKET RASEN
LN8 6LW

Energy rating

D

Valid until:

7 March 2034

Certificate
number:

3500-2736-0222-1302-
3743

Property type

Semi-detached house

Total floor area

75 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 D. It has the potential to be B.

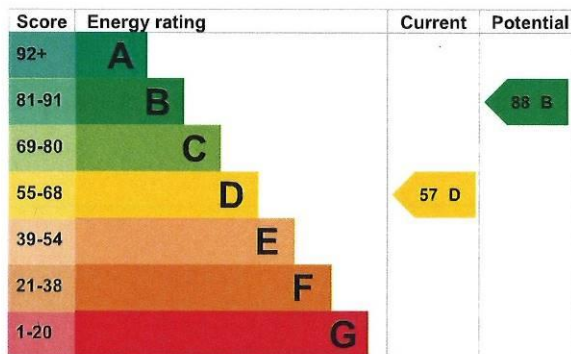
[See how to improve this property's energy efficiency.](#)

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

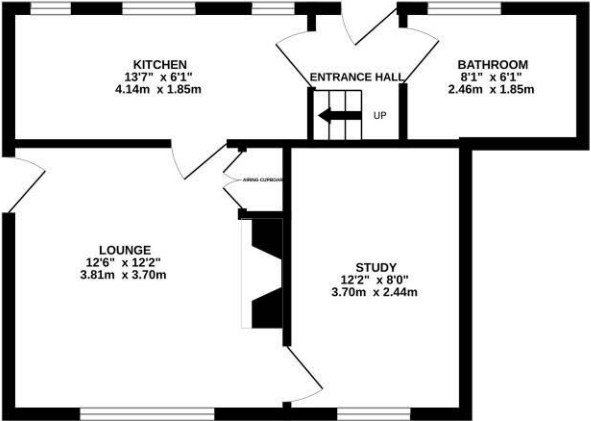
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

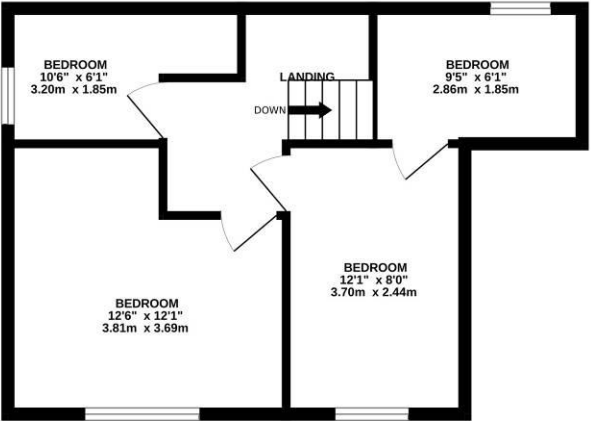
the average energy rating is D
the average energy score is 60



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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