



# 1 Villa Barns Annex,

| Rothwell | LN7 6BH

£950 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



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ALL BILLS INCLUDED! TOTAL RENT £1300PCM Welcome to this charming barn conversion located in the picturesque village of Rothwell. This modern property boasts a delightful open plan kitchen/living room, perfect for entertaining guests or simply relaxing after a long day. With one reception room, three cosy bedrooms, and a well-appointed bathroom, this home offers comfort and style in equal measure.

Situated in a beautiful rural location, this property provides a peaceful retreat from the hustle and bustle of city life. Imagine waking up to the tranquil sounds of nature and enjoying your morning coffee in the fresh country air.

With parking available for one vehicle, you'll never have to worry about finding a spot after a long day at work. Additionally, all bills are included in the rent, making budgeting a breeze. Stay connected with internet access, perfect for those who work from home or enjoy streaming their favorite shows.

- Barn Conversion
- Cloak Room.
- Village Location.
- Lounge/kitchen/dining.
- 3 Bedrooms
- Area of natural beauty

## Location

## Main entrance

Lounge/kitchen/dining  
20'0" x 18'0" (6.10 x 5.49)

## Cloak room

## Staircase and landing

## Bedroom one

10'0" x 18'0" (3.05 x 5.49)

## Bedroom two

12'0" x 9'0" (3.66 x 2.74)

## Bedroom three

10'0" x 8'0" (3.05 x 2.44)

## Bathroom

9'0" x 5'0" (2.74 x 1.52)



| 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>                                   |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

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