



Top Pits Cabin,

| Biscathorpe, Louth | LN11 9RA

£900 PCM



Perkins George Mawer & Co.

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

Top Pits Cabin

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STUNNING LOCATION! Nestled in the tranquil village of Biscathorpe, near Louth, this charming cabin offers a unique opportunity for those seeking a peaceful retreat. With its modern interior, the property boasts two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The cabin features two spacious bedrooms, including a delightful ensuite bathroom, ensuring comfort and privacy. The additional bathroom provides convenience for family and guests alike. A modern fully integrated kitchen and good size entrance hall complete the interior layout.

Set in a woodland location, this property is remarkably private, allowing you to immerse yourself in nature while still being within easy reach of local amenities. The surrounding area is ideal for leisurely walks and enjoying the beauty of the countryside.

For those with a vehicle, there is parking available for several cars, adding to the practicality of this lovely home. This unique rental opportunity is perfect for individuals or couples looking for a serene living environment with modern comforts.

In summary, this cabin in Biscathorpe is a rare find, combining modern living with the charm of a woodland setting. Don't miss the chance to make this delightful property your new home.

Oil central heating. Double glazed windows.





MAIN ENTRANCE

Steps to Oak stained stable door leading through to the entrance porch with outside lighting.

ENTRANCE HALLWAY

8'7" x 3'6" (2.62 x 1.07)

Sage green painted wall panelling, coat peg hooks, flush central ceiling light, chrome power point, wood effect flooring, part glazed oak stable door leading through to the open plan kitchen dining area.

DINING ROOM

9'5" x 8'6" (2.87 x 2.59)

Sage green painted wall panelling, central heating radiator, chrome power points, spot lighting to the ceiling, wood effect flooring, square archway leading through to the kitchen, sliding door leading to the sleeping areas, open archway leading through to the lounge.

KITCHEN

9'6" x 8'9" (2.9 x 2.67)

Window to the rear elevation, fitted with a range of cream wall base and drawer units with chrome bar handles having complementary white speckled working surfaces above with matching splash backs, cream resin sink unit and drainer with mixer tap, built in black double eye level oven, black glass hob with matching splash back having extractor canopy above, sage green wall panelling, chrome power points, plumbing and space for washing machine, additional under counter space, space for standard sized fridge freezer unit, heat/smoke detector, spot lighting to the ceiling, wood effect flooring.



LOUNGE

19'5" x 11'7" (5.92 x 3.53)

Triple windows to the front and side elevations with white curtain poles above, sliding patio door to the rear elevation, light grey wall panelling, spot lighting to the ceiling, twin central heating radiators, chrome power points, tv and television points, heat/smoke detector, grey carpeting.

INNER HALLWAY

Sage green wall panelling, spot lighting to the ceiling, heat/smoke detector, grey carpeting, oak doors leading to bedrooms and bathroom.





BEDROOM ONE

9'5" x 8'9" (2.87 x 2.67)

Window to the front elevation with white pole above, central heating radiator, spot lighting to the ceiling, television point, USB port, grey carpeting, oak door leading through to the ensuite shower room.

EN -SUITE SHOWER ROOM

5'11" x 5'9" (1.8 x 1.75)

frosted window, corner glazed shower cubicle with grey marble effect wall panelling incorporating a chrome shower head and hose, low level flush wc, vanity wash hand basin having twin white high sheen storage cupboards below having grey marble effect splash back, and vanity mirror, flush central ceiling light, combination light and extractor fan, grey wall panelling, chrome ladder towel rail, wood effect flooring.

BEDROOM TWO

12'5" x 9'5" (3.78 x 2.87)

Window to the rear elevation with pole above, grey wall panelling, central heating radiator, spot lighting to the ceiling, wall mounted fuse box, telephone point, USB port, grey carpeting.

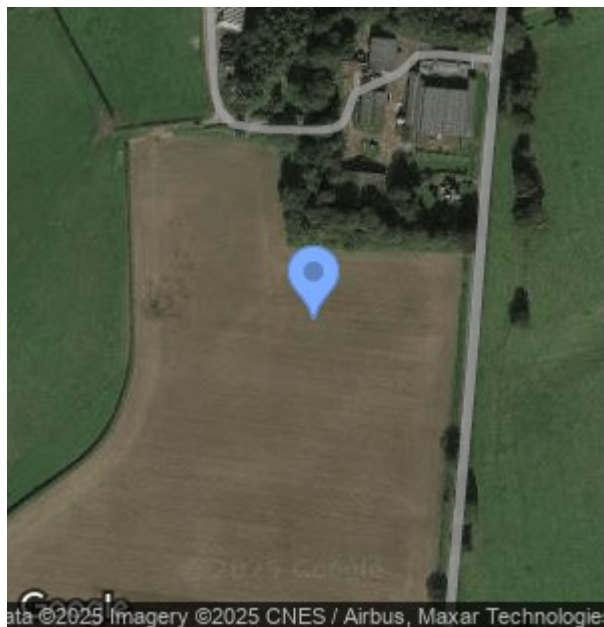
BATHROOM

9'4" x 5'9" (2.84 x 1.75)

Window to the rear elevation, grey wall panelling, "P" shaped shower bath with part glazed screen incorporating twin shower heads having grey marble effect splash back wall panelling, vanity wash hand basin having twin grey storage cupboards below with grey marble effect splash back and vanity mirror above, flush central ceiling light, combination light and extractor fan, double door built in airing cupboard housing a pressurized tank and linen shelving, chrome ladder towel rail, wood effect flooring.

OUTSIDE

Surrounded by woodland having garden a summer house that can be used by the prospective tenants, large garden pond, planted shrubs and plants, pathway leading to the rear and side elevations, gate leading to parking area, washing line, outside tap and lighting.
The gardens will be maintained by the landlords.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.