



PARISH PROFILE

The Diocese Welcome

A Welcome to the Diocese

Thank you for your interest in this role. Please be assured that there are many people praying for this process of discernment, and we trust that you will know God's guidance as you explore whether it is right to apply.



As part of your consideration, it is important to understand that the Diocese of Leicester, like every diocese in the Church of England, is in transition. After a long process of discernment (a process which we called Shaped by God Together and which involved much prayer and literally hundreds of small group conversations in every part of the diocese), Diocesan Synod agreed a new framework for the diocese known as Minster Communities (see more on our website). Anyone coming to work in the diocese, therefore, needs to be committed to engaging with this new framework and embedding it within the church communities they serve (understanding that it will be applied in different ways in different contexts) and be flexible and prayerful in discerning how their particular role fits and will evolve within this wider framework. This will be explored with you at the interview, and, if you are appointed, will be a major part of the induction process.

In addition to this, we are on an exciting journey of learning about church planting and fresh expressions of church, and about intercultural mission and ministry – two areas where we have received substantial funding from the national church. We are also committed to exploring intergenerational work, reducing our impact on the environment, and crossing the divides both in the church and in the world. We, therefore, want people who are open to learning, who are humble in admitting that they don't have all the answers, and yet who are bold in proclaiming the Gospel in word and action.

These changes require not only considerable flexibility and adaptability from clergy and lay ministers but also great resilience. This is why we also place a strong emphasis on wellbeing – seeing this as a partnership where you take responsibility for your own wellbeing while knowing that there is always support available from bishops and diocesan staff. Additional support is also offered by our partner organisations such as Launde Abbey (retreat centre), St Philip's (interfaith centre), Community of the Tree of Life (residential and dispersed community for young adults) and of course the Cathedral.

I hope that I may have the opportunity of meeting you in the near future, but in the meantime be assured of my prayers. Yours in Christ,

The Rt Revd Martyn Snow

A handwritten signature in brown ink, appearing to read 'Martyn', written over a blue curved background.

Shaped by God Together

Our new [Shaped By God Together](#) Minster Communities framework will help our local worshipping communities to grow the Kingdom of God and live out our everyday faith. Shaped By God Together (SBGT) is the process through which the diocese is currently reshaping to ensure our ministry and mission is equipped and supported in the best way possible within our vision of the Kingdom of God, and our diocesan finances are used in order to resource our strategic priorities.



As part of this SBGT process, the Diocesan Synod voted strongly in favour of the Minster Communities framework in October 2021. Between 2022 and 2026, every parish, fresh expression of Church, clergyperson and lay minister, chaplain and school, will be expected to participate in conversations between local context and the diocesan leadership, in order to determine how they find their place within the framework, as we form 20-25 Minster Communities across the diocese.

Alongside the structural changes (which are likely to involve Joint Church Councils), we are encouraging all worshipping communities to develop how they enable discipleship and encourage vocations, grow in outwardly focused mission, engage with children, young people and schools, and work in partnership across differences. The development of a healthy culture of wellbeing is also vital.

More detailed information can be found on the Diocesan SBGT webpages.

Claire Bampton, Diocesan Programme Manager

The Patron

The Benefice of St John The Evangelist

The Patron of the Benefice of St John's, Hinckley is the Diocese of Leicester Board of Patronage (DBP). The Board comprises the Bishop of Leicester, the two archdeacons, and both Lay and Ordained elected members. It is currently chaired by Professor David Wilson and one of its members, Canon Rob Gladstone (Vicar of Rothley and Area Dean of Goscote) is representing the Board in the discernment process at St John's. Today, the role of Patron is much changed. We are involved in the appointment process as a friend and advisor and we act as a support for the Rector once in post.

The Board greatly values the tradition of the Benefice and, in line with this, is looking for someone who will both continue and further develop that, which is: Evangelical Charismatic, connected with New Wine, and with an orthodox view of the authority of Scripture. The outward-looking community focus of the church is also considered something of central importance.

The DBP very much looks forward to cooperating with the Benefice both in the context of this appointment and into the future.

With very best wishes

Professor David Wilson
Chair

Introduction to the Parish of St John the Evangelist

Welcome to St John's Hinckley, a dynamic, evangelical, charismatic church that is called to live out its faith through prayer, mission, and discipleship. We are delighted that you are interested in exploring this key role at St John's. A role that enjoys the support of a great staff team and many volunteers.

We believe that God has called us to three overarching priorities: prayer, mission, and discipleship. Our desire is to grow as disciples, and both welcome and serve our community, through the action of our mission, and the encouragement of personally sharing our faith.



St John's was originally formed as a daughter church from Holy Trinity in the late 1930s, on the site of an old mission hut, and was traditionally supported by layreaders and curates from Holy Trinity. St John's has continued to hold the DNA of mission and church planting, planting The Beacon, in October 2020, in the St Francis Community Centre on Tudor Road. As a designated Resourcing Church in the Diocese of Leicester, we are committed to church planting within the diocese.

We are looking for someone who loves Jesus, has a missional heart and wants others to come to know Him and who will be a part of continuing to develop and expand our vision for mission.

We hope that this document will give you all the information needed, and invite you to join with us in the discernment of who God is calling to be our new Vicar. We look forward to warmly welcoming whoever that might be.

With our warmest wishes,

The PCC of St John's, Hinckley and the Trustees & Leadership Team of the Beacon

Hinckley



Hinckley is the second largest town in Leicestershire with a population of approximately 50,000 people. The population of Hinckley and the surrounding area continues to grow rapidly with both infill housing being built, and three major new housing estates planned or already being built, one on the edge of Hinckley, and the others in the Barwell & Earl Shilton area.

In recent years the town has seen significant investment into its facilities and infrastructure, including the building of a new Leisure Centre, and a retail area called 'The Crescent' which has attracted a number of restaurants and shops to the area as well as being home to Sainsbury's and Cineworld (although the latter is due to close later this year).

Historically the town was noted principally as a centre for the production of hosiery, where generations would have typically been employed within the same industry. That industry has almost entirely disappeared now, and the area has become a centre for distribution, due to its central location within the country. A large number of small business parks have also developed, and many local people work in this type of light industry or in service industries. The town is also the home of Triumph Motorcycles, one of the area's key employers, which has a factory experience and café.



Hinckley has a good range of schools and a college of further education.

The central position of Hinckley is bolstered by the great transport links of both rail and road, with Hinckley train station servicing both Leicester and Birmingham, and neighbouring Nuneaton serving London and the North. Hinckley is also served by the A5 and the M69. The A5 links Hinckley to Tamworth, Staffordshire in the north-west and Milton Keynes in the south-east. The M69 links Hinckley to the nearest cities, Coventry, and Leicester, and the M1 and M6 motorway networks.

Parish Context

St John's Parish is on the West side of Hinckley, with the church building located on the main Coventry Road, about a 25-minute walk to the town centre. The parish has a population of around 7,800 and is towards the middle of the Church Urban Fund's deprivation scale. Within St John's Parish, there are two nondenominational primary schools, Westfield Infant and Westfield Junior with which the church has built strong relationships. St John's also plays an active role within the Diocese and Deanery, both as a Resourcing Church and as we prepare to take the next steps towards Shaped by God Together. We are looking forward to ministering more closely with our neighbouring churches to form our local Minster Community, and both providing and receiving support from our neighbouring parishes.

St John's - Who we are

At St John's we believe that God, by his Spirit, continually calls us individually and as a church family, to live out our faith through prayer, mission, and discipleship. We are an open evangelical charismatic church within the Church of England and are part of the New Wine network of churches. We believe that part of our calling is to engage with this changing culture, and as a designated Resourcing Church in the Diocese of Leicester, we are committed to church planting within our community, and reaching the 93% who don't interact with church, or know Jesus. We are also moving towards joining in with Shaped by God Together, and the development of Minster Communities, this process is due to begin in January 2025.

Although we are on the fringes of Hinckley, St John's values the role we hold in the community, both as a civic church for our local schools and as part of the community with seasonal events such as

Remembrance Sunday and Christmas. We are part of Churches Together in Hinckley, and members of our team occasionally lead services and work with other churches in the community. Our ministry team is also part of the ecumenical Hinckley church leaders group, where we support one another practically and in prayer. We have a good relationship with the local council and have worked in partnership with them to secure funding grants for Oasis Café and Make Lunch.

St John's is a busy thriving church, not only on a Sunday but during the week also. The below table is a snapshot of a typical week in the life of St John's.



The Beacon

As part of this role you will also oversee the church plant on Tudor Road. The Beacon meets in a community centre in a more impoverished area of Hinckley. It's mission is to serve the people of that estate and bring them to the knowledge of Christ. We do that through providing for both physical and spiritual needs. We start the day with a good nutritious meal at 12 O'clock and then a 'service' at one. There is a small amount of food given from local shops that allows us to provide food to take home for the families who gather. They are open and willing to learn and there is an atmosphere of family in the centre. Our service runs along the lines of a Cafe' church with a short talk and questions around the table. People are welcome to come just of the meal but the majority stay for the service. Our Motto is WARM: Worship Centred, Authentic, Relational and Missional.

St John's - A week at St John's and the Beacon

* Indicates activity hosted by but not run by St Johns.

Monday

KidsSpace 8-3 *

Foodbank pm

Pathways Counselling*

Tuesday

KidsSpace 8-3

Precious Pearls am and pm

Rainbows / Brownies early evening*

Wednesday

KidsSpace 8-3

Midweek Communion (alternate weeks)

Thursday

KidsSpace 8-3

Oasis 10-2

Little Gems am

Tiny Treasures (alternate weeks from Sept 17th)

Beacon After School Club 4-5.30

Childrens' dance 6-9pm (from 5th September)*

Zumba 6-8pm*

Friday

KidsSpace 8-3

Oasis 10-2

Detonate early evening

Pathways counselling / training*

Saturday

Mens' and womens' breakfasts (periodically)

Social lettings for church family

Periodic deanery gatherings

Small groups

Our Life groups meet on different days and times during the week in members' homes.

Church Family

There are currently 184 adults who are part of our regular church family, with 138 being on the electoral roll. We have an average Sunday attendance of just over 100 adults and 40 children. Membership of the churches has grown in each year since 2018

We are a gathered church at St Johns, with the majority of our congregation living outside the parish. There are many reasons why people come to St John's. One of those is that they come looking for a charismatic, relaxed, and contemporary style of worship, with teaching that is founded on the integrity and truth of God's written word. Our church family is diverse, with a range of ages, ethnicity, culture, ability & disability, education, church and social backgrounds. We currently hold two services each Sunday: either a Service of the Word or Communion in the morning and an informal gathering in the evening. However, gathering from dispersed areas does present challenges for us in connecting more missionally with people in the parish. Currently, we hold MakeLunch in the school holidays, and our pre-school groups during term time. These are our biggest regular community connections. St John's is known throughout Hinckley as the home of Precious Pearls Toddler Group! Previously, we have run more occasional events for the community, such as monthly Our Space for families with additional needs children, holiday clubs, light parties and pancake parties. We have begun restarting some of these again, and would be keen to find ways to re-engage further.

Occasional Offices 2023

During 2023, there were seven baptisms, one wedding, and two funerals held at St Johns.

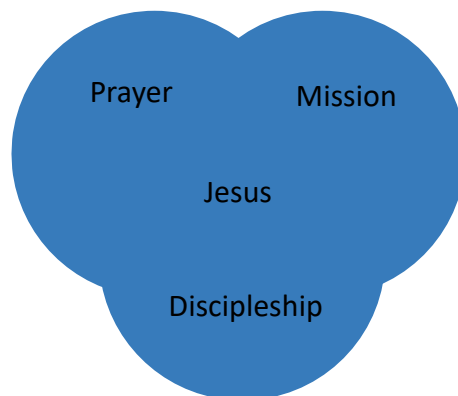
The Beacon

Currently the Beacon is seeking to complete a Bishop's Mission Order (BMO) and are seeking the new incumbent to be an integral part of this process. They will take overall leadership of the church plant which currently consist of 25 adults and 20 children., comprised of single parent families and young families. The group that meets on a Sunday is a split of Christian and Non-Christians who are exploring their faith together. There is a strong volunteer base of Christians who are committed to the work being done among the people on the estate. We hire the hall from a neighbouring parish but have established a good strong relationship with the team running the centre. We have had two dedications and one funeral this last year.

Discipleship

At St John's, we strive together to grow as disciples, and both welcome and serve our community, through the action of our mission, and the encouragement of personally sharing our faith. Sundays are a time to celebrate, to be refuelled and equipped as we come together to worship God, in a lively and dynamic way with a strong focus on Biblical teaching. We have regular Sunday evening gatherings as a place to serve those who are unable to be in the main service, those who serve on Sunday mornings, or those who are seeking a different style of service.

We are a Christian family trying to support each other as we seek to deepen our relationship with Jesus and live out our faith in our daily lives. We are open to the work of the Holy Spirit and see our desired primary role as sharing the gospel of Jesus with the '93%'. We firmly believe in every member ministry; growing and releasing leaders, preachers, and team; both lay and ordained; male and female.



John's is committed to the ongoing love and care expressed to each other within our church family. Life Groups are used to connect with people on a more intimate level, living out life and nurturing faith together. Wider needs are picked up and catered for by our dedicated pastoral team. We also offer practical help to those we know, through meals for families with new babies or when people are ill or in hospital.

St John's is also a church that has a history of, and still believes in, investing time and resources in growing, equipping and sending people to serve within the church, and out to the wider church. We hold a strong culture of generously sending people out, and it is something we are keen to build on going forwards. In recent years, we have also sent four people forward for ordination training, and are currently praying with a few people who are considering their calling.

Internally, we run in-house training and mentoring for leading, preaching and intercessions. Over the years, we have also invested in Ministry Apprentices and Interns as part of our calling to be disciples who grow disciples. We appreciate that there are many other areas of ministry that people are being called to, we would like to further equip and train people in ministries, such as under 18s ministry, worship and more.

Mission

A significant part of our vision and calling to be missional is outworked through our Families, Youth and Community Ministries. Although some of this takes place on Sundays, the majority happens during the week, with a focus on building relationships in the local community through maintaining regular contact. As a church, we are invested in growing missional relationships, and an important part of this is our events which are run and supported by a large dedicated team of volunteers.

We are also blessed with a modern and flexible building, which gives us many missional opportunities to generously serve and equip our local community. We have a strong under 5's ministry which attracts over 200 people per week to our Precious Pearls (under 5's) and Little Gems (under 1's) groups. We also offer and host Oasis Café, and Foodbank (collection and distribution), with the Beacon running an after school club each Thursday. These regular groups run alongside events such as Women's Events and Make Lunch. Our premises are also regularly used by Pathways Counselling Service, Kids Space Preschool, Rainbows and Brownies, Zumba, and a junior dance class.



Out in the community, St John's is part of Hinckley and Burbage Churches Together, and members take part in wider town organisations and events, such as The Vine Bookshop and Café and the Good Friday Walk of Witness. We have strong links with the two non-denominational schools within our parish, [Westfield Infants](#), [Westfield Juniors](#), and with Richmond Primary through the Beacon. as well as some links with local secondary schools, that we are looking to deepen and build upon. These are therefore relationships that have been built on grace and trust, and there is scope to deepen these through the Growing Faith Ministry as part of Shaped by God Together. Through Covid, we saw new community missional opportunities, such as Church on the Street and Carols on the Street.

Our desired focus for mission goes to the heart of St John's as a family church that is welcoming and invested in building relationships outside of church and Sundays.

Prayer at St John's, we believe in the importance of prayer. We have held prayer days and 24-hour prayer events, and even a small group series, which encouraged people to develop their individual prayer life. We have also used Pete Grieg's *How to Pray: A Simple Guide for Normal People* as a base for a sermon series. We carry out regular prayer walks from St Johns into the local area.

Our pre-service prayers are attended by a small, faithful core of people, and we are expectant to hear from God in words and pictures as part of our services and church life. One of our aims would be to continue to engage the wider church and encourage as many people as possible to deepen their prayer life, both individually and corporately. We see encouraging people to be part of a Life Group as an integral part of developing the prayer life of the church - currently, around 70% of the church is involved in one.

How Does it All Work?

St John's has a small staff team who work together to lead and coordinate the church in worship, discipleship, and mission.

The staff team consists of the Rector, Associate Minister (Church Army Evangelist) , part time administrator for each of St Johns and Beacon, Under 5s ministry lead (Precious Pearls and Little gems), Oasis Café Manager and Deputy, St Johns Cleaner, and Beacon Sunday Lunch cooks. An application has been made to an external trust to fund a half time Youth and Childrens' Worker for St Johns and The Beacon.

In summary, we are a family where the gospel is preached. There is an atmosphere of grace and joy, where all are encouraged to grow in discipleship and in the power of the Holy Spirit to go and make disciples, loving God and loving our neighbours. As part of our ministry, we are fully committed to safeguarding.



These are supported by a strong lay ministry team and a PCC. Alongside this, around 60% of the church family serve in some way during the week and on Sundays. We are fortunate to have a large group of talented musicians and singers enabling worship across all styles and ages allowing families and children to feel relaxed – our children even dance at the front during worship. There are also a number of people who serve as part of our preaching and leading team. In addition to this, we have a team of volunteers who look after the practical needs of the building and grounds. The ministry area leads are shown below :

St Johns Church

Administration / Churchsuite
 Associate Minister (Church Army Evangelist)
 Churchwardens
 Detonate
 Kingdom Creche.
 Kingdom Kids
 Kingdom Youth : Sunday morning
 Kingdom Youth : events
 Lay Chair of PCC
 Life Groups
 Maintenance coordination.
 Make Lunch
 Midweek Communion
 Oasis Café
 Pastoral Care
 Prayer ministry
 Preaching and Leading rota

 Precious Pearls / Little Gems
 Rotas (other)
 Treasurer and PCC Secretary
 Safeguarding Officer
 Schools liaison Westfield Infants
 Schools liaison Westfield Juniors
 Website
 Worship Sunday Morning
 Worship Sunday Evening
 Worship strategy and development

Ministry Area Responsibilities

Kate Roberts
 Syd Henderson
 Jim Hart, Paul Bamberger
 Tim Pullen
 Rosie Hart
 Helen Goodman
 Jane Henderson
 Matt Conant
 Paul Bamberger
 Tim Pullen
 TBA
 Karen Quinney
 Rev John Armstrong
 Jacki Kakooza
 Sue Hicklin in liaison with Life Group leads and
 Heather Vernon
 Rosie and Jim Hart, Marie and Tim
 Pullen,(warden Paul Bamberger)
 Mellissa Reid
 Kate Roberts, Marie Pullen
 Tim Render
 Jo Bamberger
 Jane Henderson
 TBA
 Claire Dorman-Matthews
 James Bright
 TBA
 Worship leaders with warden oversight

Finance Headlines

St John's is a generous church that continually aims for a balanced budget in the medium term, as well as paying the Parish Contribution in full. Both these aims have been achieved in the past five years, with some of the deficit being met from reserves. The budget has been significantly enhanced since 2018 as St John's has been a Resourcing Church, with specific funds and other resources provided by the Church Commissioners and Diocese.

2024 Onwards

- Our budget commitment is for an annual inflationary increase in Parish Contribution.
- To pay at least the real living wage to PCC employees including staff members at The Beacon.
- Income exceeds spending so far in 2024. Although the budget going forward is challenging as we have limited reserves

An application is being submitted to the Charity Commissioners for the registration of the PCC as a separate charity is in progress. The Beacon is a Registered Charity in its own right (Charitable Incorporated Organisation)

The Role of the Rector

About You

Our new Rector will be a spiritually mature leader who loves Jesus and wants others to come to know him.

Therefore, we are looking for someone who:

- Loves Jesus and wants others to come to know him.
- Is keen to learn and grow as a follower of Jesus
- Lives a life founded on prayer
- Loves people and will come to serve
- Will embrace and engage with the work of the Spirit, both personally and as a leader in the church
- Is a strong and faithful Bible teacher
- Works well collaboratively and pastorally
- Has gifts of strategic leadership and organisation

About the Role

Our new Rector will lead us spiritually and strategically.

Therefore, we are looking for someone who will:

- Look to the future, see the bigger picture, being willing to take risks in the name of Christ
- Be a part of continuing to develop and expand a vision for growth and change within the Diocese, and therefore to lead the church as it becomes part of a Minster Community
- Hold oversight pastorally and enable the staff team
- Take a lead and help shape the vision for Resourcing Church
- Take us deeper into our calling to prayer, mission, and discipleship
- Help grow others in their calling and release them into ministry
- Have a willingness to work alongside the leadership team at The Beacon and develop their mission on reaching the lost.
- Have a heart for the local community and will take the role of mission within the wider community forward as a primary focus of the church
- Be committed to good self-care and personal well-being so as to flourish in their life and ministry as a disciple of Christ.

Therefore, we are looking for someone who is comfortable with:

- Engaging with and growing Intergenerational and Intercultural Worship as part of church life and mission
- Conflict transformation as part of change and growth
- A high level of technological integration and usage as part of church life
- Significant cultural change and engagement

We can offer

- Support and companionship in prayer and daily life
- A committed and active PCC and Beacon Trustees
- A church family that is prayerful, supportive, and missional at heart
- Regular opportunities for personal retreats and quiet days
- Strong administrative support with a dedicated office space
- A committed team of colleagues (paid and voluntary)
- A high level of lay involvement, including an administrator for the work within the Beacon

Resourcing Church

As one of the six Diocesan Resourcing Churches (RC) we have a particular mission to pursue opportunities for planting churches, exploring new ways of doing/ being church and pushing the boundaries of mission (or seeing where God is already at work and joining in!). This does not mean that we are doing anything that the Church should not already be doing, rather we are reclaiming what it means to be a Church on mission. To enable this, St John's has access to funding from the Diocese (through the Strategic Development Fund) for the duration of the Resourcing Church project (to mid-2027), but the strong desire is that we don't end this vision when the project fund runs out, rather, we carry on with our missional gifting and we inspire and equip others to be missional too.

Resourcing Church is part of who are at St John's, and it has enabled us to harness and live out our calling. Some of the ways this works out at St John's are:

Having a strong mission focus

Recognising gifts in people and releasing them to ministry

Training and discipling people in their gifts

Encouraging people to have vision for and take a lead in new ministry

Planting churches

Looking for "gospel partnerships" across the area

Since being designated as a Resourcing Church, St John's has been on a learning journey that has seen various new ministries and congregations come into being. Some of these were with us for a season and others have grown and flourished. We aim to be both prayerfully discerning in what God is leading us to and bold to give things a go. In 2020 the Beacon church was planted out of St John's. In 2021 we saw Oasis Café open. In the near future we are hoping to resource a Children and Youth Enabler for both St John's and The Beacon.



Resourcing Churches are part of the wider Diocesan vision and have a significant role to play in envisioning and stepping into Shaped by God Together. As part of our missional aim, we are committed to engaging with this and seeing the vision for Minster Communities fulfilled. The changing context of Hinckley and the district area provides many opportunities to engage with our local and wider communities. For example, there are various extensive new local housing developments which could be part of future church plants, new worshipping communities or fresh expressions of church.

Opportunities for ministry and mission continue to present themselves. As part of rebuilding and reimagining, the PCC is currently considering. and use of re-set Resourcing Church funding. Stretching our imagination of what church is/can be, as well as being dynamic in our partnerships will hopefully lead to further church plants. We are aware that within such a vision is both excitement and cost, as we equip and send some of our church family.

The Beacon

The Beacon Church launched officially on 12th September 2021, at the St Francis Community Centre on the Middlefield Lane Estate in Hinckley.

The Beacon is a church plant out of St John's, Hinckley. We planted with one purpose, to reach the estate for Christ. We were given a mandate from the Bishop of Leicester to reach the 93% that do not know Jesus or interact with church. The Beacon is geographically separate from St John's, but we continue to work in partnership, supporting one another by maintaining good relationships and sharing resources. There is a need for us to be more intentional in these areas.

We start every Sunday at 12 noon with a hot nutritious meal and have an informal service at 1 pm, which is interactive, and family-based. We invite the estate to join us for a free meal and have been really excited with the relationships that we have started to form over the past three years. For example, one of the children from a family has asked to be baptised and another has asked for a Bible so that they can continue to learn about Jesus during the week.

Sunday is our mission field and so we have small groups where we push in deeper and grow discipleship and fellowship. Small Groups also start with a cooked meal as we seek to build deeper relationships together. Every week on a Thursday we have an after-school club where we continue to build relationships with families on the estate. We have started to build some deep relationships with local stakeholders, such as Richmond Primary School.

The Future

The Beacon is currently looking to establish itself independently and is in the drafting stage of a Bishops' Mission Order. It is the intention that by September 2025, The Beacon will have both a BMO and CIO in place. The Beacon may be separate from St John's, but we are still looking forward to working with St John's and supporting each other as we bring Jesus to those that don't know him.

The Rectory

21 Windrush Drive

No.21 Windrush Drive, Hinckley LE10 0NY is a well presented and spacious 4 bed detached property located less than a mile from St John's Church and within easy reach of local bus routes, major road networks, local amenities and Fosse Park Retail Park. The house was purchased by the Diocese in 2012 and adapted for use as a clergy home.

Accommodation comprises Ground floor – entrance hall, large lounge with French doors leading into the rear garden, dining room, fitted kitchen, utility room, WC and a well-proportioned study with a separate entrance. On the first floor are four bedrooms, one of which is a master with an ensuite and a family bathroom.

Windows and external doors are double-glazed PVC-u and there is gas-fired central heating. There is a single garage, double-width tarmacadam driveway for several cars, and an enclosed rear garden. All in all the property is light and modern and in very good order throughout.

