



Perkins George Mawer & Co.

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



2 Fairfax Close
Newtoft
Market Rasen
LN8 3NJ

OFFERS IN THE REGION OF £112,500
Freehold

Semi Detached House Rural Location
Investment Opportunity
3 Bedrooms
Sizeable Lounge & Conservatory
Fitted Kitchen With Utility Room Off
Ground Floor Shower Room
First Floor Bathroom & Separate W.C.
No Forward Chain



GENERAL DESCRIPTION

This is a three bedroomed semi-detached house situated in rural location being sold with no forward chain and having had some minor refurbishment. The property briefly comprises entrance hall with ground floor shower room off, sizeable lounge and conservatory, well fitted kitchen with utility room off and at first floor level three bedrooms, bathroom and separate w.c.. The property is provided with oil fired central heating system, double glazing, enclosed garden to rear and garden to front.

DIRECTIONS

Travelling from Perkins George Mawer & Co Market Rasen office take the A46 and continue straight ahead onto the A631 Gainsborough Road proceed through Middle Rasen to West Rasen turning left onto Toft Lane continue for a number of miles turning right onto Alexandria Road and first left onto Fairfax Close where the property is the first on the right hand side identified by our for sale board.

ENTRANCE HALL

with tiling to floor, upvc front entrance door and radiator

SHOWER ROOM

again with tiling to floor, part tiling to walls, walk in corner styled shower off tiled and glazed design with mains shower unit, low level w.c. circular glass hand basin on stand and chrome styled heated towel rail

LOUNGE

17' 8" x 13' 7" (5.40m x 4.16m) with window to front elevation, French doors into conservatory, laminate styled flooring, wall and centre lights, two radiators and timber and tiled fire surround on brick hearth

CONSERVATORY

11' 5" x 7' 11" (3.48m x 2.42m) being of timber design, double glazed to three sides with French doors to rear



garden, tiling to floor and with polycarbonate roofing

KITCHEN

12' 9" x 11' 6" (3.89m x 3.51m) with windows to both rear and side elevations, downlighters to ceiling, radiator, generous range of wall and base units incorporating integrated one and a half bowl stainless steel sink unit with mixer tap, additional integrated electric double oven, grill and ceramic hob with canopy extractor over

UTILITY ROOM

7' 0" x 6' 1" (2.14m x 1.87m) with window to rear, timber external entrance door to front, tiling to floor, oil fired central heating boiler, plumbing for automatic washing machine, wall cupboards and work top surfaces

FIRST FLOOR LANDING

with laminate flooring, window to rear elevation, wall mounted shelving and access to roof area

W.C.

with window to rear, laminate flooring, radiator and containing low level w.c.

BATHROOM

with window to rear, tiling to both floor and walls, wall mounted hand wash basin, panelled bath with shower mixer tap, extractor and downlighters to ceiling

BEDROOM ONE

13' 9" x 10' 8" (4.20m x 3.27m) with window to front, fitted wardrobes to one wall, radiator and laminate flooring

BEDROOM TWO

12' 0" x 8' 4" (3.68m x 2.55m) with window to side, radiator, laminate flooring and wardrobes to one wall

BEDROOM THREE

10' 8" x 6' 11" (3.26m x 2.12m) with window to rear and radiator

OUTSIDE

The property has lawned garden to front with drop kerb to parking area to side and gate access to the rear garden off generous proportion mainly to lawn with range of timber outbuildings and sheds.

Note: Investment Opportunity having a potential rental income of approximately £6900.00 per annum

Tenure & Possession - Freehold

Vacant possession will be given on completion on the purchase.

Outgoings The property falls into Council Tax Band A payable to West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA Tel: 01427 676676

Fixtures & Fittings

Only those items described within these sales particulars are included within the sale.

Viewing

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours

Monday to Friday: 9 am to 5.15 pm - Saturday 9 am to 12.00 pm

Website

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

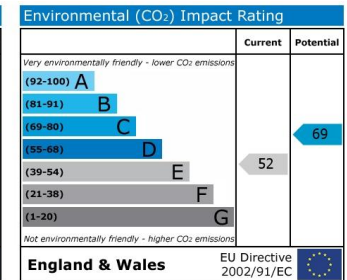
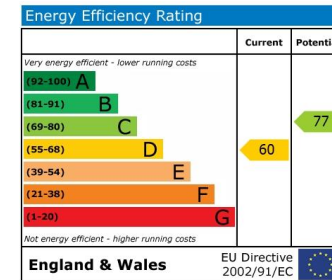
www.rightmove.co.uk

www.uklandandfarms.co.uk



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
A
D



Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

Contact
01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.