



Perkins George Mawer & Co.

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



30 Oxford Street
Market Rasen

LN8 3AL

£410 pcm

Ground Floor Apartment
Open Plan Living Kitchen Area
2 Double Bedrooms
Bathroom With Shower Over Bath
Small Court Yard Area To Rear
Electric Heating & Double Glazed





MAIN ENTRANCE

Via communal entrance door with intercom system to the main building.

APARTMENT ENTRANCE

Via hard wood door leading into entrance hall.

ENTRANCE HALL

5' 09" x 5' 05" (1.75m x 1.65m) Cream painted walls, wall mounted intercom system, wall mounted fuse box, central ceiling light, emergency lighting, wall mounted storage heater, beige carpeting, door leading through to the bathroom opening through to the dining kitchen area, smoke alarm.

OPEN PLAN DINING AREA

9' 04" x 5' 09" (2.84m x 1.75m) cream painted walls, wall mounted storage heater, central ceiling light, beige carpeting, opening up to the kitchen area, open boxed window looking into the lounge, built in airing cupboard housing the hot water cylinder and lighting.

KITCHEN

12' 02" x 7' 02" (3.71m x 2.18m) fitted with a range of maple effect wall base and drawer units with complementary speckled working surfaces above incorporating a stainless steel sink unit and drainer with mixer tap, inset stainless steel single oven with mixer tap, inset stainless steel single oven with black glass 4 burner electric hob with extractor canopy over, plumbing and space for automatic washing machine, space for under counter fridge unit, built in wine rack, magnolia painted walls, track chrome spot lighting to the ceiling, twin pull out towel rails, part tiling to the walls in high sheen cream, wood effect flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	54
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

LOUNGE

17' 04" x 9' 11" (5.28m x 3.02m) French doors with matching side panels looking out to the rear seating area with pewter effect curtain pole and 1 pair of floor length curtains, telephone and television points, cream painted walls, wall mounted storage heaters, central ceiling light, beige carpeting, doors to both bedrooms.

BEDROOM ONE

14' 04" x 11' 00" (4.37m x 3.35m) floor length window overlooking the rear seating area with black curtain pole above, high picture window to the rear elevation with white curtain track and 1 cream curtain, wall mounted storage heater, central ceiling light, cream painted walls, beige carpeting.

BEDROOM TWO

14' 03" x 8' 07" (4.34m x 2.62m) floor length window overlooking the rear seating area with mahogany effect curtain pole above, wall mounted storage heater, cream painted walls, beige carpeting, built in storage cupboard.

BATHROOM

6' 02" x 5' 11" (1.88m x 1.8m) white modern suite with chrome fittings comprising: bath with matching side panel incorporating an electric shower having shower rail and curtain above, pedestal wash hand basin with fitted vanity mirror and shaver point, low level flush wc, wall mounted fan heater, extractor fan, part cream painted walls, part tiling to the walls in beige with mosaic border, fitted chrome toilet roll holder, flush central ceiling light, cream floor tiling.

REAR ELEVATION

Lounge French doors give access to seating area.



Local Authority
Council Tax Band
EPC Rating

West Lindsey District Council
A
TBC

%epcGraph_c_1_337%

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.