



12 Oxford Street

Market Rasen, LN8 3AL

£169,950

Conveniently located close to Market Rasen and its wide array of local amenities, this larger than anticipated three bedroom end terraced property offers fantastic potential that is very rarely available. With a large gated courtyard parking area providing secure parking for multiple vehicles, Attached Tandem Garage, Detached Double Garage and a block of former outhouses externally, there is endless scope for utilisation, conversion or an extension (subject to necessary planning consents). Internally, the property offers well proportioned living accommodation briefly comprising of Entrance Hall, Living/Dining/Kitchen, Lounge, Rear Conservatory Porch, First Floor Landing, two Double Bedrooms, one Single Bedroom, Shower-Room and large Eaves Storage Room. This property benefits from no onward chain and viewing is highly recommended.





SERVICES

All mains services available. No central heating, two gas fires.

EPC RATING – F

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger town and city networks. The town is renowned for its Golf Course and Racecourse and has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, healthcare providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



DIRECTIONS

Heading East from our office on Queen Street, turn right at the cross roads onto Oxford Street where the property is located on the right hand side.

ENTRANCE HALL

5' 1" x 22' 8" (1.55m x 6.92m), with hardwood entrance door with frosted glazed inset panels, two ceiling light points, coat hanging area, vinyl flooring, uPVC window to the Garage, meters, electrical consumer unit and door to:

LIVING/DINING/KITCHEN

13' 10" x 20' 11" (4.22m x 6.38m), a wonderful sized entertaining and living space with feature fireplace with inset gas fire and open chimney breast alcoves to each side, a range of fitted units and drawers to base level with contrasting work surfaces over, inset resin sink unit with mixer tap over, spaces for fridge freezer and washing machine, cooker point, wood-effect laminate flooring, uPVC window to the rear elevation, door to staircase and door to Rear Conservatory Porch.

LOUNGE

11' 1" x 12' 11" (3.40m x 3.95m), having feature fireplace with inset gas fire and open chimney breast alcoves, uPVC window to the front elevation, three wall light points, feature beams to the ceiling, TV point and part-timber panelling to the walls.

REAR CONSERVATORY PORCH

8' 6" x 3' 11" (2.61m x 1.21m), a single glazed part-vaulted Conservatory with parquet-effect laminate flooring, part-timber panelling to the walls, door to the Rear Garden, door to the Kitchen and uPVC window to the Kitchen.

FIRST FLOOR LANDING

With ceiling light point, ceiling loft hatch, reduced height doorway opening to the large Alcove/Eaves Loft Storage Room and further doors to all principal rooms.

EAVES/ALCOVE ROOM

13' 2" x 16' 3" (4.03m x 4.97m), a large room with part-sloping ceiling offering further utilisation potential and ceiling light point.

BEDROOM ONE

13' 2" x 10' 9" (4.02m x 3.29m), with two uPVC windows to the front elevation, ceiling light point, exposed floorboards and door to:

BEDROOM TWO

11' 1" x 14' 2" (3.40m x 4.34m), with open chimney breast alcoves, uPVC window to the front elevation and ceiling light point.

BEDROOM THREE

5' 4" x 8' 11" (1.64m x 2.73m), having uPVC window to the rear elevation and ceiling light point.

BATHROOM

Having non-slip vinyl flooring, ceiling light point, extractor, corner shower cubicle with sliding doors, WC, vanity wash hand basin, large double airing cupboard with shelving and housing the hot water cylinder.





OUTSIDE

Double Gates open on to the hardstanding driveway with a concealed gravelled patio area, providing ample space for vehicles and leading to each Garage and the Detached Outbuilding (consisting of five attached former outhouses).

ATTACHED GARAGE

23' 5" x 7' 10" (7.14m x 2.41m), with double timber entrance doors, power, lighting and uPVC window to the Inner Hall. Offering further utilisation potential -Subject to Planning.

DETACHED DOUBLE GARAGE

26' 6" x 16' 11" (8.10m x 5.17m), with double timber entrance doors, window to the side elevation, power, lighting and a variety of workbenches and storage units.

OUTHOUSES

In one adjoining brick building, all measured separately.

1

10' 0" x 7' 1" (3.05m x 2.17m), with window to the front elevation and ceiling light point.

2

7' 4" x 2' 7" (2.25m x 0.81m), with skylight.

3

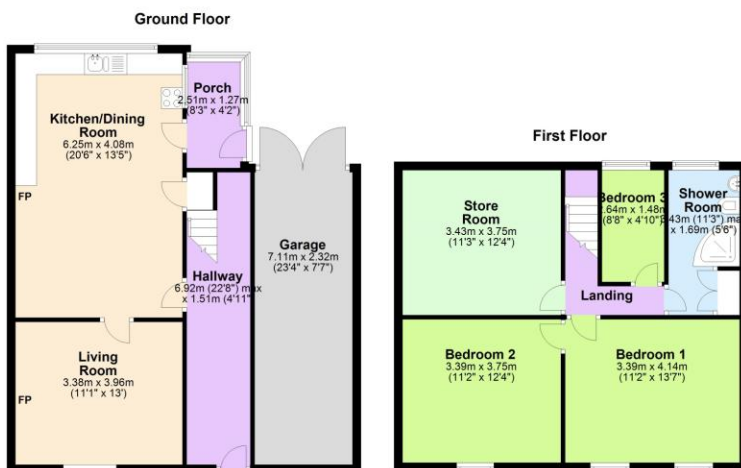
9' 4" x 7' 6" (2.85m x 2.29m), with window to the side elevation and ceiling light point.

4

7' 1" x 6' 11" (2.18m x 2.11m), with ceiling light point.

5

3' 7" x 7' 3" (1.11m x 2.23m)



WEBSITE

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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22 Queen Street
Market Rasen
LN8 3EH

www.mundys.net

01673 847487

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