



6 Fairfax Close

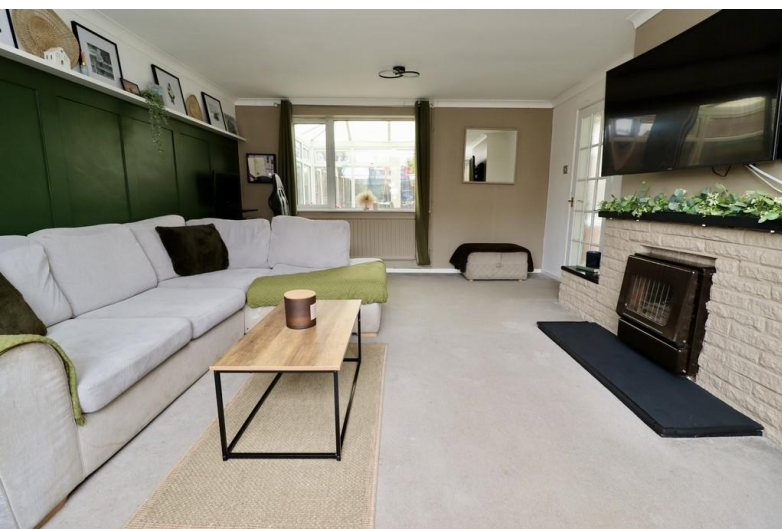
Newtoft, Market Rasen, LN8 3NJ



Book a Viewing!

£145,000

A spacious three bedroomed mid-terraced property with separate Garage, good sized gardens to the front and rear and the added benefit of a large Conservatory. The property has a welcoming feel and has been much updated by the current owner, with larger than expected living accommodation briefly comprising of Porch, Hall, Lounge Diner, Conservatory, refitted Kitchen, First Floor Landing, three Bedrooms, refitted Family Bathroom and WC. Outside there are gardens to the front and rear and the Garage is situated just around the corner from the property in a detached block. Viewing of the property is highly recommended.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base and is now a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approx. 3 miles (Ofsted Graded 'Good').

PORCH

11' 0" x 4' 1" (3.36m x 1.25m) With wall mounted central heating boiler, spotlights and radiator.



INNER HALLWAY

Having radiator, staircase to the first floor and door to the Lounge Diner.

LOUNGE DINER

13' 7" x 17' 8" (4.15m x 5.40m) Having uPVC double glazed windows to the front and rear elevations, feature fireplace with inset burner, two radiators and door to the Kitchen.

KITCHEN

17' 6 (max)" x 11' 4 (max)" (5.33m x 3.45m) Refitted with a modern range of base and wall units with work surfaces over, integrated fridge freezer, dishwasher, microwave, eye level electric oven, induction hob with extractor fan over, spaces for a washing machine and tumble dryer, Belfast sink with mixer tap over, breakfast bar, under-stairs storage cupboard, uPVC double glazed windows to the rear elevation and door to the Conservatory.

CONSERVATORY

15' 8" x 8' 8" (4.80m x 2.65m) Having tiled flooring, radiator and uPVC double glazed conservatory to dwarf brick wall with French style doors opening onto the rear garden.

FIRST FLOOR LANDING

Having frosted uPVC double glazed window to the rear elevation, a range of fitted storage cupboards, doors to all principal rooms and access to the loft hatch (which we are advised is part boarded).

BEDROOM ONE

13' 8" x 10' 7" (4.17m x 3.25m) Having uPVC double glazed window to the front elevation, radiator and built-in wardrobes with sliding doors.

BEDROOM TWO

11' 11" x 9' 11 (max)" (3.65m x 3.02m) Having uPVC double glazed window to the front elevation, radiator and built-in storage cupboard.

BEDROOM THREE

10' 8" x 6' 10" (3.26m x 2.10m) Having uPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

BATHROOM

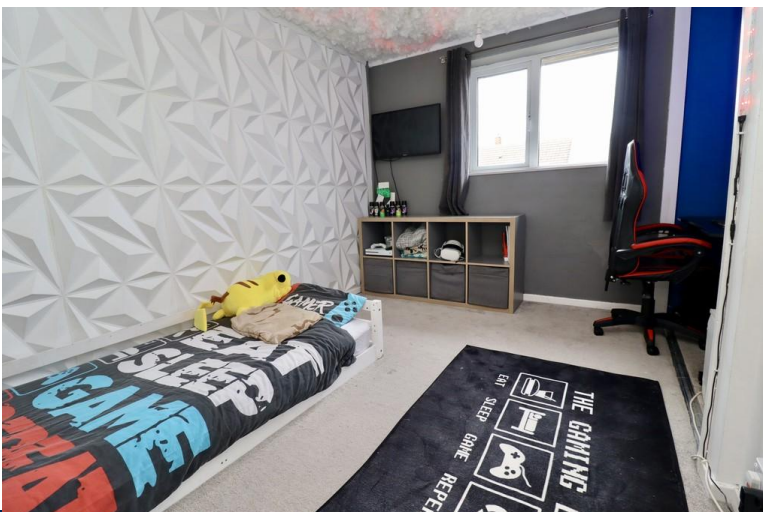
4' 10" x 5' 09" (1.47m x 1.75m) Having frosted uPVC double glazed window to the rear elevation, wash hand basin in a vanity style unit, panelled bath with shower attachment, chrome towel radiator and laminate flooring.

WC

2' 05" x 5' 04" (0.74m x 1.63m) With frosted uPVC double glazed window to the rear elevation and close coupled WC with storage cupboard above.

OUTSIDE

To the front of the property is a low maintenance gravelled garden with flowerbeds and borders. The rear garden is of generous size, fenced to boundaries, laid mainly to lawn with a patio seating area and gravelled area.





There is also a separate Single Garage situated just around the corner from the property in a separate garage block that is also included with the sale.

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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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

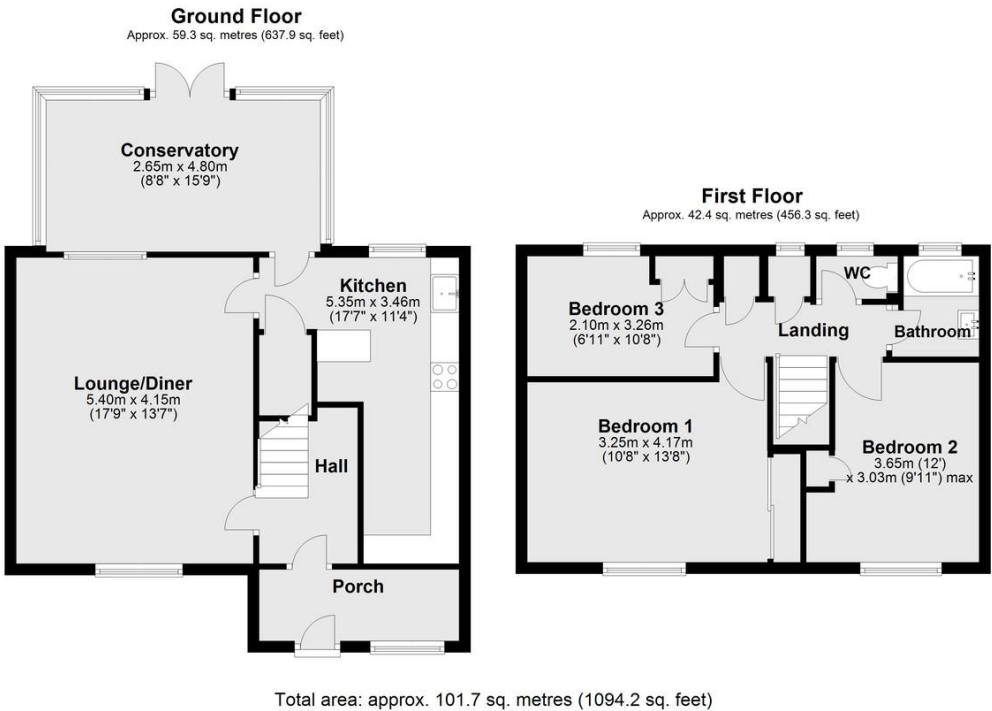
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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