



**12 ALEXANDER COURT
MARKET RASEN, LN7 6HR**

**£175,000
FREEHOLD**

Welcome to Alexander Court in North Kelsey - an ideal first home in a beautiful village location!



WWW.BILTONS.CO.UK
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12 ALEXANDER COURT



Description

This spacious starter home is perfectly positioned, offering excellent access to the local village amenities, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you are greeted by a front-facing lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The lounge seamlessly flows into a well-appointed dining kitchen, which features double doors that open onto a lovely conservatory.

This additional space is perfect for enjoying the garden views or hosting family gatherings.

The property boasts two generously sized double bedrooms, both of which are conveniently serviced by a family bathroom, ensuring comfort and privacy for all occupants.

Outside, you will find an enclosed garden that offers a peaceful retreat, complete with a garden shed for additional storage. A gate leads to the rear parking area, providing easy access and convenience.

This home is a wonderful opportunity to enjoy village life while being close to essential amenities. With its spacious layout and inviting features, this property is not to be missed!

Entrance Hall

With doorway opening into the bright lounge and staircase rising to the first floor.

Lounge

With window to the front and ample space for media outlets, chairs and sofas, the main reception room is a great space to unwind and relax in. Also featuring a useful, large under stairs storage closet. Door to:

Dining Kitchen

The light and airy dining kitchen features a useful range of fitted units, electric fan oven and grill with a 4 ring hob and extractor above. With space for washing machine, dishwasher and fridge freezer and space for dining table and chairs, window to the rear, inset sink unit and double french style doors open into the Conservatory.

Conservatory

The perfect spot to enjoy views over the garden and double doors leading outside.

Landing

With doors leading to all principal first floor rooms, door to airing/storage cupboard and access to the loft ceiling hatch.

Bedroom One

This front facing spacious double room features an open furniture recess and offers built in wardrobes with mirrored sliding doors. Window to the front.

Bedroom Two

The second double bedroom features a window to the rear

Family Bathroom

With frosted window to the rear, the modern family bathroom benefits from a panelled bath with side splashscreen and electric shower over, wash hand basin, WC, tiling to splashbacks and towel rail radiator.

Outside

With lawned front garden and flowering borders, a pathway leads to the front entrance door and portico with a useful side gate leading into the rear garden. The rear garden is a beautiful suntrap, set to low maintenance paving with pebble finished borders, a fantastic outdoor reception patio area, large timber garden shed and rear gate opening onto the parking area for added convenience.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey

Council Tax – Band A

Viewings – By Appointment Only

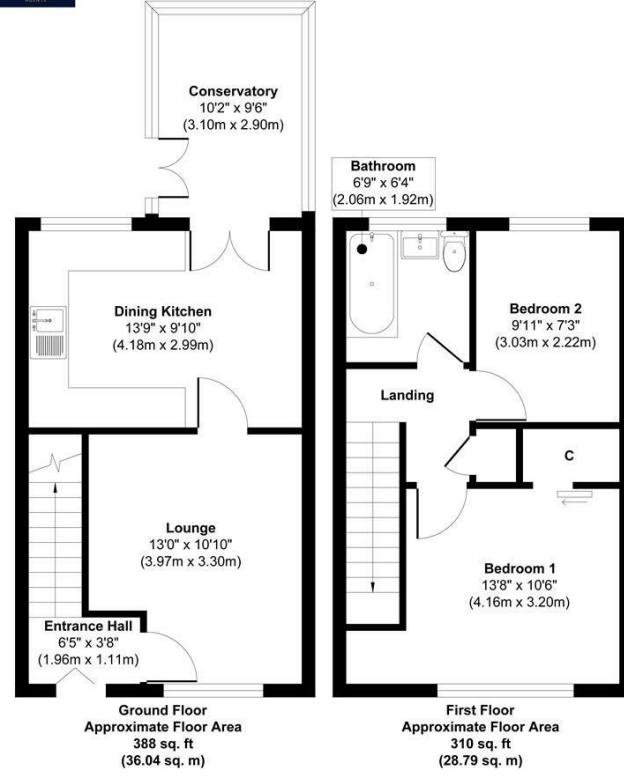
Floor Area – 698.00 sq ft

Tenure – Freehold





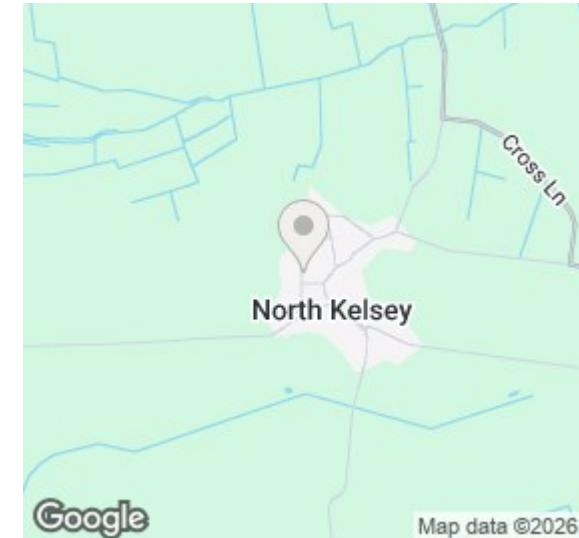
Alexander Court, North Kelsey



Approx. Gross Internal Floor Area 698 sq. ft / 64.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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