



1 Olde Farm Court, Market Rasen, LN7 6RH

Offers In Excess Of £260,000

Sit on an excellent plot in the rural village of South Kelsey, is this beautiful three bed detached home that is immaculately presented by the current owner and offered with no onward chain.

Downstairs the property comprises of an entrance hall, cosy lounge with a log burner, which leads onto the conservatory, kitchen diner, separate utility room and W.C. Upstairs has two double bedrooms, the master benefitting from an en-suite there is also a good size single bedroom and a modern family bathroom.

To the rear is a private garden with a patio area, detached garage and plenty of off road parking ideal for larger vehicles. Please get in touch for more info or to book a viewing.

Entrance hall

Kitchen diner 16'8" x 12'1" (5.10 x 3.70)



Lounge 16'8" x 12'1" (5.10 x 3.70)



Conservatory 12'5" x 12'1" (3.80 x 3.70)



Utility room 6'6" x 5'10" (2.00 x 1.80)



Downstairs W.C.

First floor landing

Bedroom one 12'1" x 9'10" (3.70 x 3.00)



En-suite



Bedroom two 9'10" x 8'10" (3.00 x 2.70)



Bedroom three 8'10" x 6'10" (2.70 x 2.10)



Family bathroom 6'4" x 5'4" (1.95 x 1.65)

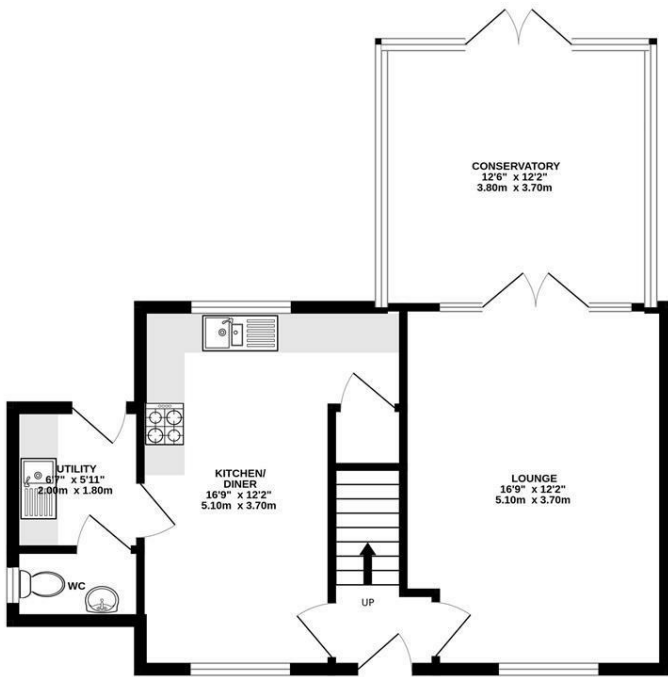


Outside

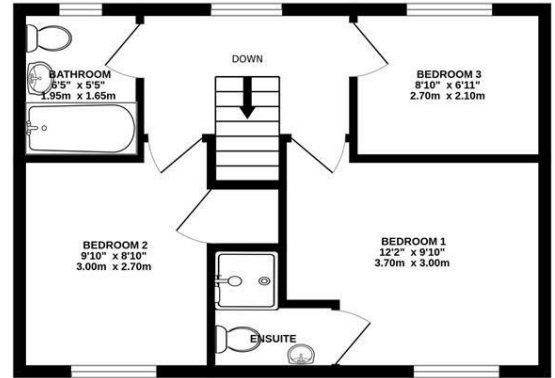


Floor Plan

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

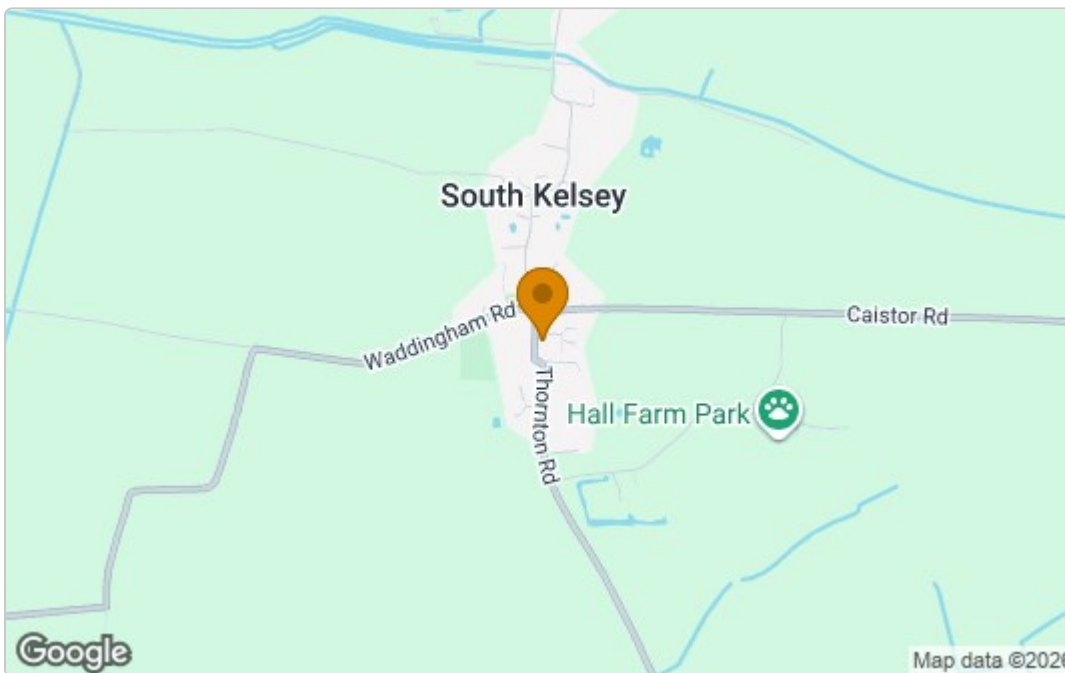


TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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