



12, Washington Drive

| Newtoft | LN8 3NN

£700 PCM



Perkins George Mawer & Co.

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

12

Washington Drive |
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WELL PROPORTIONED! Welcome to this charming, 3 bedroom semi-detached family house on Washington Drive, Newtoft! Situated in a peaceful neighbourhood, and convenient for the quintessential Market Town of Market Rasen.

On entry to the ground floor you are greeted with a small entrance hallway, good size living room with the patio doors leading to the rear garden. Also benefiting from a dining room and modern kitchen equipit for your entertaining needs.

To the first floor you can expect two double bedrooms with the third being a small nursery / study. Family bathroom with shower over bath. Externally there are front and back gardens. Parking on is on the street. Oil central heating

- Entrance hall.
- Modern kitchen with cooker.
- 3 bedrooms
- Gardens to front and rear.
- Upvc double glazing.
- Lounge/diner
- Breakfast room.
- bathroom with shower over bath.
- Oil central heating.
- EPC RATING= E/53

Main entrance

Lounge/dining room

17'6" x 13'6" max (5.33 x 4.11 max)

Kitchen

10'6" x 7'3" (3.20 x 2.21)

Breakfast room

12'3" x 6'8" (3.73 x 2.03)

First floor accommodation

Master bedroom

12'12" x 12'7" max (3.96 x 3.84 max)

Bedroom two

9'3" x 8'7" max (2.82 x 2.62 max)

Bedroom three

8'3" x 8'6" max (2.51 x 2.59 max)

Bathroom

Outside

Fees



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| | 49 | 80 |

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