



## 4 Blacksmiths Court, Oxford Street

| Market Rasen | LN8 3NR

£725



**Perkins George Mawer & Co.**  
Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 4 Blacksmiths Court

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**PRIME LOCATION!** Well positioned on Oxford Street in Market Rasen, this charming property presents an excellent opportunity for those seeking a modern living space with the potential for commercial use. Boasting three generously sized bedrooms, this property is perfect for individuals looking at starting out.

The interior of the property is designed with contemporary living in mind, offering a comfortable and stylish environment with modern kitchen, cosy living room, good size bedrooms and family bathroom. Each bedroom is spacious, providing ample room for relaxation and personalisation. The layout is practical, making it an ideal starter home for first-time renters.

One of the standout features of this property is the private parking space, which is a rare find in such a central location. This convenience allows for easy access to the town centre, where a variety of shops, cafes, and amenities await. The proximity to local attractions ensures that residents can enjoy the best of Market Rasen, all within a short stroll from their doorstep.

- Parking
- Kitchen Dining
- Downstairs WC
- 3 Bedrooms



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	

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