



# Flat 10 Tutin House, 30 Oxford Street

Market Rasen | Lincolnshire | LN8 3AL

£575 PCM



Perkins George Mawer & Co.

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

# Flat 10 Tutin House

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GET IT NOW BEFORE IT'S GONE! Located in the heart of Market Rasen, this charming flat offers a comfortable and convenient town centre lifestyle, ideal for a range of buyers or tenants.

The property features a spacious living room with attractive exposed beam details, adding character and warmth to the space—perfect for both relaxing and entertaining. There are two compact yet practical bedrooms, well-suited for everyday living.

A well-appointed bathroom includes a shower over bath, providing all essential amenities.

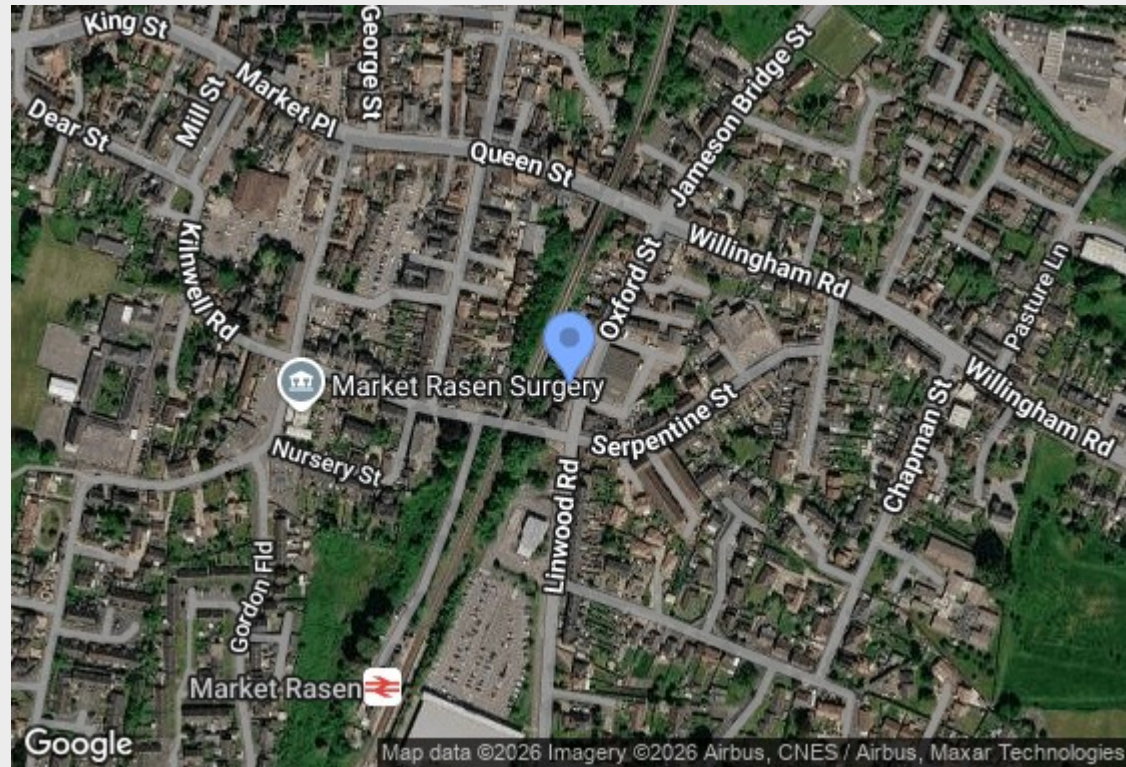
Positioned just moments from local shops, services, and amenities, the flat ensures everything you need is within easy reach. The nearby train station also offers excellent transport links, making commuting and travel to surrounding towns and cities straightforward.

This property presents a great opportunity to enjoy a well-located home in a friendly market town setting.

- Second Floor Apartment
- Bathroom With Shower Over Bath
- Electric Heating & Double Glazed
- 2 Bedrooms
- Open Plan Generous Lounge Kitchen Area
- Bin Storage & Bike Room







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Perkins George Mawer & Co  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

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.