



Flat 3 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.

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IDEAL FIRST HOME

Welcome to Flat 3, Tutin House – a beautifully presented two-bedroom ground-floor apartment ideally situated in the heart of the town centre on Oxford Street.

This modern apartment offers a bright and spacious open-plan living area, perfect for both relaxing and entertaining. The welcoming entrance hall benefits from a useful storage cupboard and leads through to the open-plan lounge and kitchen, creating a light and contemporary living space.

There are two well-proportioned bedrooms, offering comfortable accommodation, while the modern bathroom is conveniently positioned to serve both rooms.

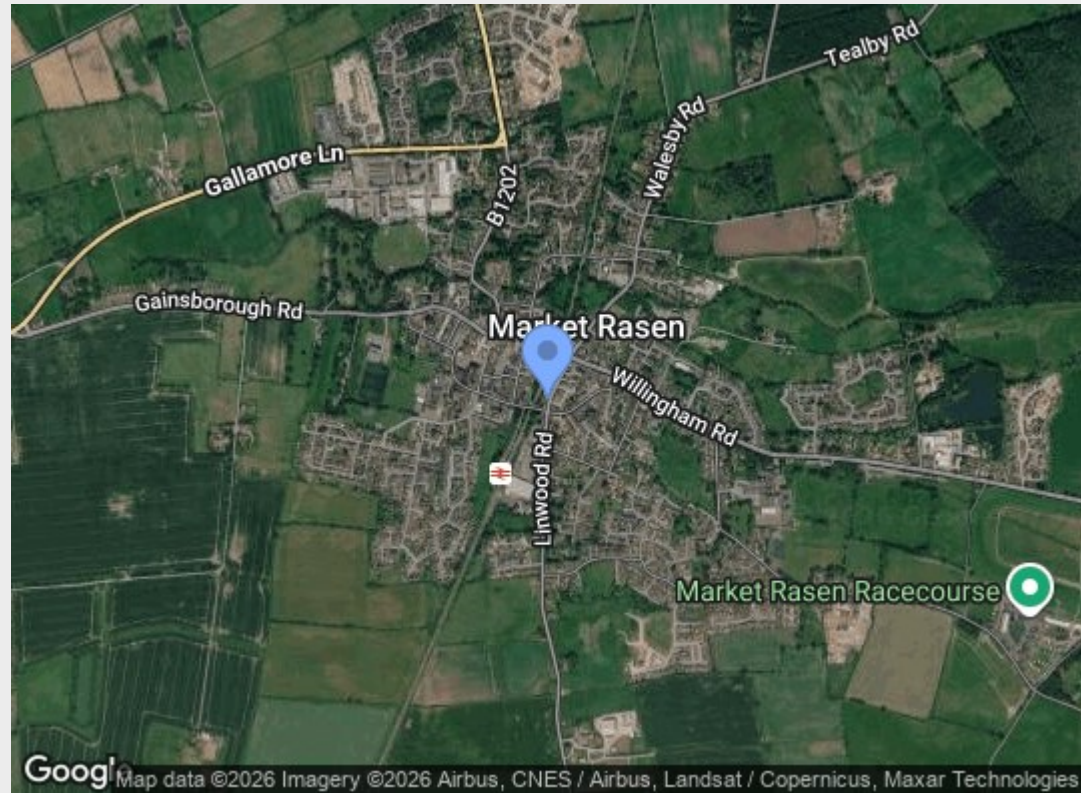
A particular feature of the property is its private outdoor space, providing the perfect spot to enjoy some fresh air or unwind with a morning coffee.


Located just moments from a wide range of shops, cafés, restaurants, and other local amenities, this apartment offers the convenience of town centre living with everything you need right on your doorstep.

- Modern Ground Floor Flat
- Convenient For Market Rasen Town Centre
- Entrance Lobby
- Open Plan Kitchen Lounge Area
- 2 Bedrooms & Bathroom
- Electric Heating & Double Glazed







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	69
England & Wales	EU Directive 2002/91/EC 

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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.