



12, Washington Drive

| Newtoft | LN8 3NN

£750 PCM



Perkins George Mawer & Co.

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

# 12

Washington Drive |  
Newtoft | LN8 3NN  
£750 PCM

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Perkins George Mawer & Co

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