



## FOX HOLE COTTAGE WALK LANE MARKET RASEN, LN8 5PZ


£795 PCM

Nestled in the heart of the countryside yet just minutes from the vibrant village of Wragby, this beautiful two bedroom Victorian barn offers the perfect blend of rural tranquillity and modern convenience. Surrounded by open fields and scenic views, the property features characterful touches throughout, spacious living area, and a private outdoor space, ideal for those seeking a rural setting without compromising on accessibility.

The property offers the following accommodation: Spacious Entrance Hallway; Lounge/Dining Area (featuring a brand new wood burner and leading to the rear garden); Kitchen; Two bedrooms (one double); Family Bathroom (with shower over bath);

**BELL**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(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 	

**EPC Rating: E    Council Tax Band: B**

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

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