

71, Kingfisher Drive | Market Rasen | LN8 3TH





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

Kingfisher Drive | Market Rasen | LN8 3TH £200,000

Rare to find a Modern Semi Detached Home with such a lovely outlook, over local pocket park. This house is set at the end of a quiet-cul-de-sac on the edge of Market Rasen, which is well served by Primary and Secondary Schooling. The shopping and leisure services in the town are also within easy reach, along with Market Rasen Station. Likewise, Willingham Woods is also only a 'stones throw' for anyone wanting to get some fresh air with their children or dogs.

This home is warmed by gas radiator heating, it's well insulated and draught proofed by uPVC double glazing, making it an economical home to run. Its accommodation comprises: Side Entrance Hall, Cloakroom Spacious Living Room, Dining Area which is Open Plan to the fitted Kitchen. On the first floor there are Three Bedrooms, Main Bedroom having an En-Suite Shower Room and Bathroom. There is Parking for Two Cars and an Enclosed Rear Garden.

• Lovely Outlook to Front

• Enclosed Rear Garden

- Modern Semi DetachedKitchen/Dining Room
- Economical & Energy Efficient
- Cloakroom, En-Suite & Bathroom No Forward Chain.
 - Parking for Two Cars

Side Entrance Hall

Approached via composite front door with double glazed insert. Stairs to First Floor. Oak effect doors off.

Cloakroom

White suite of Low Level W.C. Pedestal wash hand basin. Tiled splash-backs. Window to Side. Radiator.











Living Room

13'7 x 14'10 (4.14m x 4.52m)

Into square bay window to the front overlooking pocket park. Window to front. Two radiators.

Dining Area

11'10 x 7'9 (3.61m x 2.36m)

Understairs storage cupboard. Double glazed, double doors out to rear garden. Squared arch to:-

Kitchen Area

6'9 x 8'5 (2.06m x 2.57m)

Modern wood effect wall and base units with brushed steel effect handles. Grey 'crackle' effect roll top worksurface with inset one and a half bowl single drainer sink top. Built-in electric oven, gas hob and extractor. Wall mounted cupboard housing gas boiler. Space for Fridge/Freezer and Washing Machine. Complimenting grey 'metro' style grey tiling.

Landing

Access to loft. Airing cupboard housing hot water cylinder.

Bedroom One

8'5 min x 9'10 average (2.57m min x 3.00m average) Plus depth of double wardrobe. Window to front overlooking pocket park. radiator. Door to:-

En-Suite Shower Room

White suite of step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Window to side. Radiator.

BedroomTwo

9'0 x 8'1 (2.74m x 2.46m) Radiator. Window to rear.







Bedroom Three

9'0 x 6'6 (2.74m x 1.98m) Window to rear. Radiator.

Bathroom

White suite of panelled bath having shower and screen over. Wash hand basin in a vanity unit. Tiling to water sensitive areas. Radiator. Window to side.

Outside

Block paved Driveway providing Parking for two cars.

Enclosed Rear Garden

Gated access. Patio. Lawn. Raised flower borders.

Additional Information

Tenure: Freehold Services: All mains services are connected EPC Rating: T.B.C. Council Tax: West Lindsey - Band B Shared Drive: Between 4 x Houses - Split four ways when maintenance needed Service Charge: Approximately £64.00 per quarter









Ground Floor



Total area: approx. 74.9 sq. metres (806.6 sq. feet) Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only Plan produced using PlanUp.

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Agents Note:

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