



71, Kingfisher Drive

| Market Rasen | LN8 3TH

£200,000



Perkins George Mawer & Co.

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

71

Kingfisher Drive |

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£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
- Economical & Energy Efficient
- Cloakroom, En-Suite & Bathroom
- Enclosed Rear Garden
- Modern Semi Detached
- Kitchen/Dining Room
- 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 work-surface 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

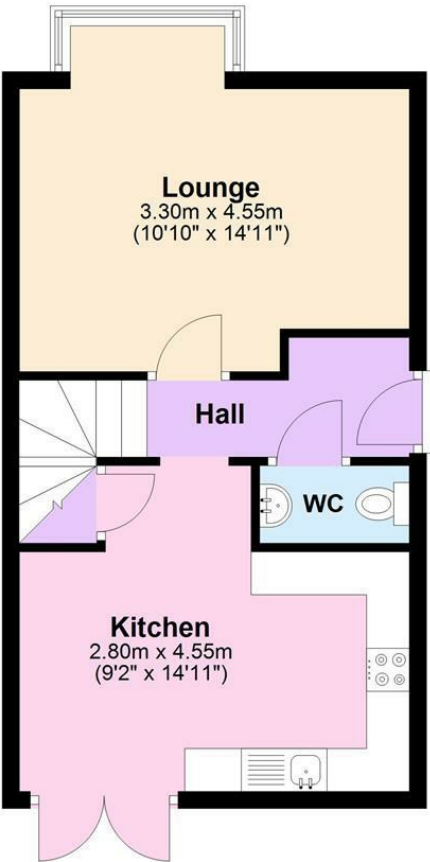




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

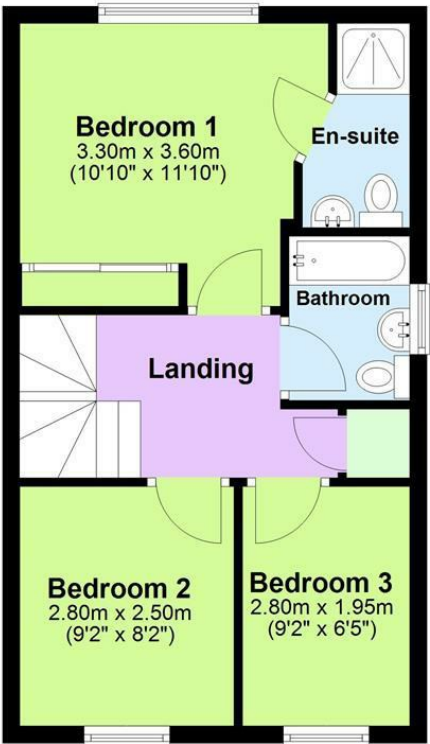
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



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:
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.