



37, Fern Drive

| Market Rasen | LN8 3NU

Asking Price £300,000



Perkins George Mawer & Co.

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

# 37

Fern Drive |

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Asking Price £300,000

A Well Presented, Modern Detached Home with View over to Pocket Park in the heart of Market Rasen. Situated off Caistor Road which gives easy access into the Town Centre, where you can find a good selection of Independent Shops, Pubs, Eateries, Leisure Centre, Co-Op Food Store, Tesco Supermarket and Primary plus Secondary Schools. There is also Railway Station for anyone needing to travel further afield.

This home has been well maintained and improved by the current owner, it is warmed by gas radiator central heating which had a replaced gas boiler that serves the heating and hot water. The warmth is retained with the help of uPVC multi pane Double Glazing. It has had recent redecoration and much of the flooring throughout the house has been refitted. This will suit anyone looking for a quick move as it offered for sale with No Chain. The spotless accommodation comprises: Reception Hall, Cloakroom, Good Sized 'L' Shaped Living Area with double opening squared arch to Dining Area, Fitted Kitchen with Utility Room off. On the First Floor there is a Landing, Four Bedrooms, En-Suite Shower Room plus Bathroom. Outside there is a small Front Garden, Driveway providing parking for one car and a Single Garage, whilst the Rear Garden is a generous size and is nice and relatively level.

- Well Presented Detached Home
- Views Over to Pocket Park
- Four Good Sized Bedrooms
- Parking, Garage & E.V. Charger
- Redecorated and New Carpets
- Close to Town Centre
- Generous, Level Rear Garden
- No Chain

## Storm Porch

Light. Half panelled and half multi pane, double glazed entrance door with obscure double glazed side screen to:-





### Reception Hall

Double radiator. Coving. Stairs to First Floor. White panel effect doors off.

### Cloakroom

Modern white suite of low level w.c. Pedestal wash basin. Tiled splashbacks. Radiator.

### 'L' Shaped Living Area

16'10 x 10'11 plus 3'4 x 6'11 (5.13m x 3.33m plus 1.02m x 2.11m)  
Two windows to the front. Two Radiators. Coving. Double squared arch to:-

### Dining Area

8'10 x 10'2 (2.69m x 3.10m)  
Coving. Double radiator. Double glazed sliding patio doors to rear garden. White panel effect door to Kitchen.

### Kitchen

8'10 x 10'2 (2.69m x 3.10m)  
Fitted wall and base units. Roll top work-surfaces with inset single drainer stainless steel sink top. Built-in electric oven, gas hob and extractor hood. Tiled splashbacks and tiled floor. Window to rear. Coving. Double radiator. White panel effect door to Utility Room.

### Utility Room

8'8 x 5'2 (2.64m x 1.57m)  
Matching larder unit, base unit and work-surface. Tiled floor and splashbacks. Gas boiler. Door to rear garden with double glazed insert.

### Landing

Access to loft space. Radiator. Airing cupboard housing hot water cylinder.

### Bedroom One

9'10 x 12'1 plus recess with wardrobe (3.00m x 3.68m plus recess with wardrobe)  
Double fitted wardrobe. Coving. Radiator. Window to rear. White panel effect door to En-Suite.



### En-Suite Shower Room

Step-in shower cubicle. Corner pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Coving. Radiator. Window to rear.

### Bedroom Two

15'0 x 8'8 plus wardrobes (4.57m x 2.64m plus wardrobes)  
Two double fitted wardrobes. Double radiator. Window to front. Overlooking pocket park.

### 'L' Shaped Bedroom Three

6'11 x 12'7 plus 3'4 x 6'9 (2.11m x 3.84m plus 1.02m x 2.06m)  
Fitted wardrobe. Two windows to the front overlooking pocket park. Double radiator. Coving.

### Bedroom Four

10'3 x 9'8 (3.12m x 2.95m)  
Window to the front overlooking pocket park. Radiator. Coving.

### Bathroom

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Coving. Radiator. Window to rear.

### Front Garden

Enclosed by beech hedge. Lawn. Driveway with parking for one car and an E.V. Charger. Access to Garage.

### Single Garage

17'5 x 8'10 (5.31m x 2.69m)  
Up and over door. Light and electric.

### Generous, Level Rear Garden

Gated access. Lawn. Timber garden shed. Patio area.

### Additional Information

Tenure: Freehold

EPC Rating: C

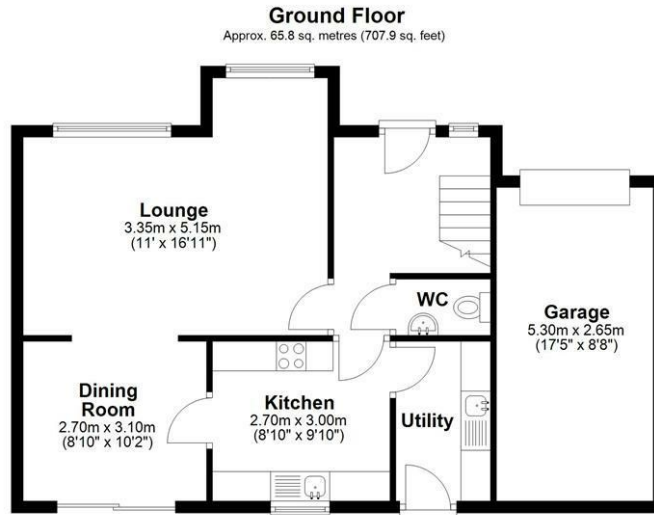
Services: All mains services are connected

Council Tax: Band C - West Lindsey





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Total area: approx. 130.6 sq. metres (1405.4 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 77                         | 81        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.