



67, Kingfisher Drive

| Market Rasen | LN8 3TH

£775 PCM



Perkins George Mawer & Co.

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

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LOCATION, LOCATION. LOCATION. A perfectly positioned two bedroom, terraced property situated on the outskirts of the popular market town of Market Rasen.

This makes for a great home. To the ground floor you will find entrance hall, WC, and stairs to first floor, lounge, open plan modern kitchen/diner. To the first floor there are two good size double bedrooms and a family bathroom with shower over bath.

The rear garden can be accessed from the dining room glazed door. Parking Space.

Market Rasen is a market town and civil parish within the West Lindsey district of Lincolnshire, England. The River Rase runs through it east to west, approximately 13 miles (21 km) north-east from Lincoln, 18 miles (29 km) east from Gainsborough, 14 miles (23 km) west of Louth, and 16 miles (26 km) south-west from Grimsby. It lies on the main road between Lincoln and Grimsby, the A46, and is famous for its racecourse.

MAIN ENTRANCE

Exposed storm porch with fitted lighting to Part glazed Main Entrance door with chrome furniture leading into the lounge.

LOUNGE

20'0" x 12'11" (6.1 x 3.94)

Upvc double glazed window to the front elevation, twin central heating radiators, telephone and television points, wall mounted fuse box and central heating thermostat, smoke alarm, twin pewter and glass effect central ceiling lights, beige carpeting with fitted cord entrance matting, open under stairs storage area, staircase leading to the first floor accommodation, built in storage cupboard, oak doors with chrome handles leading through to the kitchen, cloak room and storage cupboard.

CLOAK ROOM

low level flush Wc, pedestal wash hand basin with splash back tiling, wall mounted mirror, central ceiling light and extractor fan, central heating radiator, wood effect flooring.





BREAKFAST KITCHEN

13'0" x 8'6" (3.96 x 2.59)

Upvc double glazed window to the rear elevation, door leading out to the rear garden, fitted with a range of white high sheen wall base and drawer units with matching larder unit, block wood effect working surfaces and splash backs, 1/1/2 bowl stainless steel sink unit and drainer with mixer tap, built in stainless steel single oven with matching 4 burner gas hob above with stainless steel extractor canopy and splash back above, central heating radiator, space and plumbing for washing machine, concealed combination boiler unit, chrome track spot lighting, wood effect flooring.

STAIRCASE AND LANDING

White painted balustrade and hand rail to staircase leading to the landing, central ceiling light, smoke alarm, loft access, beige carpeting, oak doors with chrome furniture to all other rooms.

BEDROOM ONE

12'9" x 12'11" (3.89 x 3.94)

Upvc double glazed window to the front elevation, telephone and television points, central ceiling light, central heating radiator, beige carpeting, built in storage cupboard incorporating a hanging rail and shelf.

BEDROOM TWO

12'11" x 10'4" (3.94 x 3.15)

Upvc double glazed window to the rear elevation, telephone and television points, central heating radiator, central ceiling light, beige carpeting.

BATHROOM


8'1" x 5'6" (2.46 x 1.68)

white suite comprising bath with chrome shower head and hose above, glazed shower screen, pedestal wash hand basin, low level flush wc, part tiling to the walls, extractor fan and spot lighting to the ceiling, central heating radiator, shaver point, wood effect flooring.

GARDENS

open plant front area with paving to the main entrance and gravel borders, parking area. Screen fencing to the rear garden having paved patio area, outside lighting, tap, gate leading to the front elevation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	91
(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 

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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.