



12, Fern Drive

| Market Rasen | LN8 3NU

£280,000



Perkins George Mawer & Co.

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



# 12

Fern Drive |  
Market Rasen | LN8 3NU  
£280,000

An Immaculately Presented and Cherished Detached Home which has been Beautifully Maintained and Improved with Re-Fitted, Enlarged Kitchen, Triple Glazing and a Landscaped Rear Garden. Open View to the front over Wildflower Meadow with Two Ponds and Great Crested Newts. Far enough out of town to be in a Quiet spot, yet convenient enough to access all the town's amenities including Doctors, Vets, Nurseries, Primary School and De Aston Secondary School. There are a good selection of Independent Shops catering for all your 'every day' needs plus Cafes, Tesco Supermarket, Co-Op Food Store, Aldi opening 2025 and the Railway Station for anyone needing to travel further afield.

This pristine home has to be viewed inside to be appreciated. It is heated by gas radiator central heating and retained by Triple Glazing. In brief it comprises: Reception Hall, Re-Fitted Cloakroom, 'L' Shaped Living Area which opens to the Dining Area. Re-Fitted and Enlarged Kitchen, Three Bedrooms, Re-Fitted En-Suite Shower Room and Bathroom. Outside there is a Landscaped Rear Garden, Driveway and Single Garage.

- Pristine Modern Detached
- View Over Wildflower Meadow
- Re-Fitted & Enlarged Kitchen
- Three Bedrooms & Two Bathrooms
- Cherished & Improved Home
- Triple Glazing
- Living & Dining Areas
- Garage & Landscaped Rear Garden

## Storm Porch

Light. Composite entrance door with obscure triple glazed insert having leaded style feature to:-

## Reception Hall

Radiator. Coving. Wood floor. Stairs to First Floor with wood banister and white spindles. Wood door to Cloakroom. Wood and Glass doors to Living Area and Kitchen.





### Re-Fitted Cloakroom

White suite of 'Trough' style sink in white high-gloss finish vanity with cupboard under. W.C. with concealed cistern in matching white high-gloss finish vanity with cupboard adjoining. Chrome heated towel rail. Tiled to dado height with feature border tile. Tiled floor.

### 'L' Shaped Living Area

16'10 x 10'10 plus 3'4 x 6'10 (5.13m x 3.30m plus 1.02m x 2.08m)

Two windows to the front. One double and one single radiator. Coving. Wood floor. Modern wall mounted electric 'glass pebble' fire. Double squared arch to:-

### Dining Area

8'10 x 9'10 (2.69m x 3.00m)

Wood floor. Coving. Radiator. uPVC double doors to Rear Garden. Wood and glazed door to:-

### Re-Fitted and Enlarged Kitchen

15'9 x 8'10 (4.80m x 2.69m)

Comprehensive range of white high-gloss finish wall and base units. Roll top work-surface with inset single drainer sink top. Built-in fridge and freezer. Built-in washing machine and dishwasher. Two Neff electric ovens. Neff electric hob with stainless steel extractor hood over. Tiled splashbacks. Chrome towel rail. Coving. Window to rear. Panelled door to rear.

### Landing

Access to loft. Coving., Radiator. Airing cupboard housing hot water tank. Doors off.

### Bedroom One

12'0 min extending to 13'11 x 9'9 (3.66m min extending to 4.24m x 2.97m)

Measurement plus depth of double wardrobe. Window to rear. Radiator. Coving. White panel effect door to:-

### Re-Fitted En-Suite Shower/Wet Room

White modern suite of Walk-in shower area and glass screen. Trough style sink and w.c. with concealed cistern set in white high-gloss vanity with double cupboard. Contrasting tiling to ceiling height. Tiled floor. Window to rear. Chrome heated towel rail.





### Bedroom Two

12'8 x 6'11 min plus 3'3 x 6'11 (3.86m x 2.11m min plus 0.99m x 2.11m)

Plus depth of built-in wardrobe. Two windows to the front. Radiator. Coving.

### Bedroom Three

10'4 x 9'9 (3.15m x 2.97m)

Built-in double wardrobe. Window to front. Radiator.

### Bathroom

White suite of panelled bath with mixer/shower tap attachment and screen over. Trough style sink and W.C. in white high-gloss finish vanity with one double and one single storage cupboard. Tiling to dado height with border tile extending to coving height around the bath. Tiled floor. Window to rear. Chrome heated towel rail.

### Front Garden

Herbaceous border. Driveway providing parking and access to:-

### Single Garage

17'2 x 9'5 (5.23m x 2.87m)

Electric roller door. Light and electric. Gas boiler. Door to Rear Garden.

### Low Maintenance, Landscaped Rear Garden

Gated access. Porcelain tiled patio. Three bonded resin areas. Timber Garden Shed/Potting Shed. Cold water tap. Shaped artificial lawn. Sculptured flower borders.

### Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

EPC Rating: T.B.C.

Services: All mains services are connected

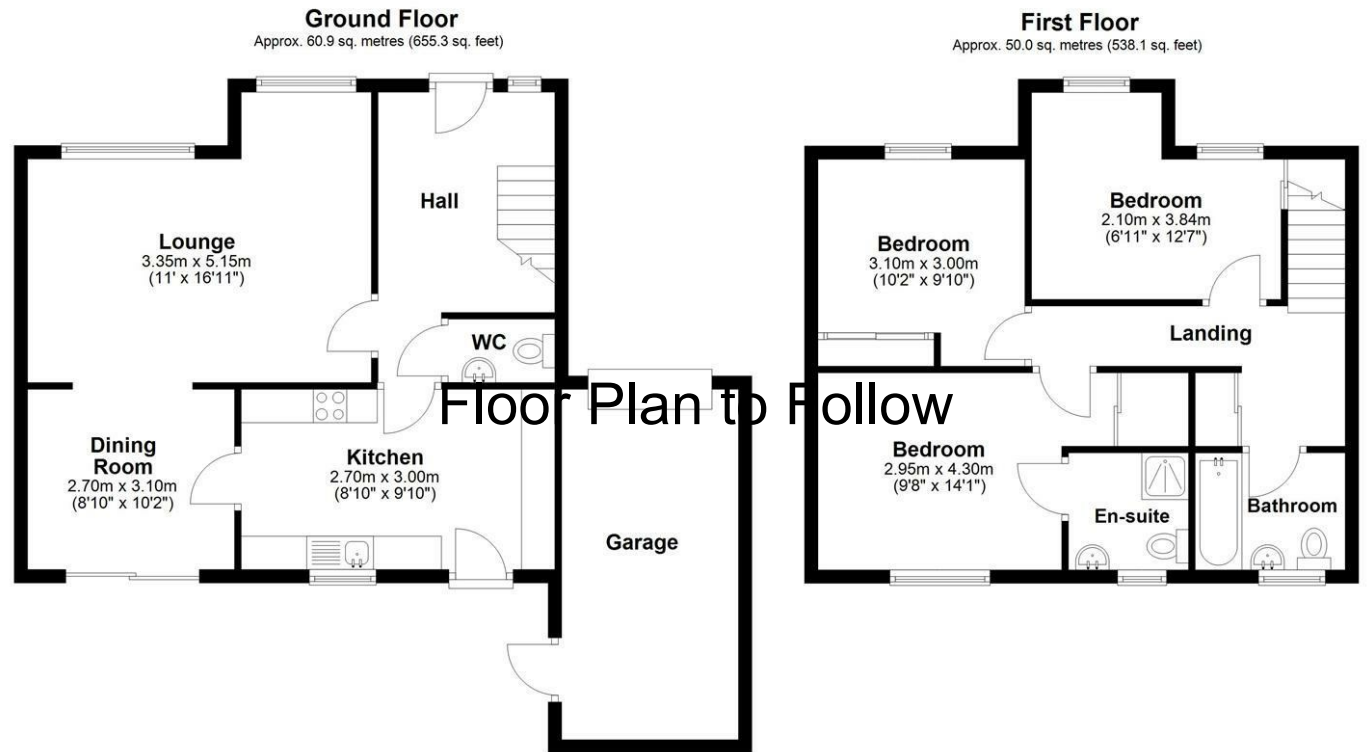
Service Charge: £160.00 per annum payable for the upkeep of communal areas and grounds - Self Managed by Residents.







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Total area: approx. 110.9 sq. metres (1193.4 sq. feet)  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

| 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>                            |                            |           |
| (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 |           |

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

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.