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Kingfisher Drive | | Market Rasen | LN8 3TH

Asking Price £289,950



Perkins George Mawer & Co.

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

Kingfisher Drive |
Market Rasen | LN8 3TH
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This detached house provides 4 bedroomed accommodation with easy access to De Aston School and close to all amenities in Market Rasen Town Centre and Railway station. The property benefits from ground floor cloakroom, family bathroom and en suite to master bedroom. The generous dining kitchen has utility room off, lounge and study. Access to the double garage is from the rear of the property. There is a small front garden, the main garden to the rear laid mainly to lawn with patio. No forward chain.

- Detached House
- Bathroom, En Suite & Cloakroom
- Separate Lounge
- Study
- Four Bedrooms
- 25' Dining Kitchen & Utility Room
- Double Garage
- No Forward Chain

LOCATION

Market Rasen is a market town offering a range of shops and stores, primary and secondary schooling, doctors and dentists, railway link, golf club and Market Rasen racecourse. The city of Lincoln is within convenient driving distance

SERICES

Mains water, electricity, gas and drainage are connected to the property.

ACCOMMODATION

Main front entrance door to

ENTRANCE HALL

With radiator and staircase to first floor

CLOAKROOM/WC

With white suite of low flush WC. small wash hand basin and radiator





LOUNGE

15'6" x 10'8" (4.72 x 3.25)

With window to front elevation, wall mounted electric fire

DINING KITCHEN

25'10" x 9'3" (7.87 x 2.82)

With range of modern wall and base units, breakfast bar, integral oven, hob, cooker, dish washer and refrigerator, 1 1/2 bowl sink unit, window to rear elevation

UTILITY ROOM

8'0" x 5'5" (2.44 x 1.65)

With cupboard housing gas boiler, larger cupboard, single base cupboard, plumbing for automatic washing machine, door to side elevation

BREAKFAST ROOM

8'0" x 6'8" (2.44 x 2.03)

With double glazed French doors to rear garden

STUDY

9'8" x 8'0" (2.95 x 2.44)

With window to front elevation and radiator

FIRST FLOOR LANDING

With access to roof space, airing cupboard housing hot water cylinder

MASTER BEDROOM

13'2" x 10'10" (4.01 x 3.3)

With window to front elevation, range of mirrored built-in wardrobes and radiator

EN SUITE SHOWER ROOM

Window to front elevation, vanity unit with wash hand basin, tiled and glazed shower cubicle, low flush WC and radiator

BEDROOM TWO

13'3" x 11'3" (4.04 x 3.43)

Window to front elevation, built-in mirrored wardrobes, and radiator

BEDROOM THREE

11'1" x 9'6" (3.38 x 2.9)

Window to rear elevation and radiator

BEDROOM FOUR

11'0" x 8'6" (3.35 x 2.59)

Window to rear elevation and radiator

BATHROOM

7'6" x 5'7" (2.29 x 1.7)

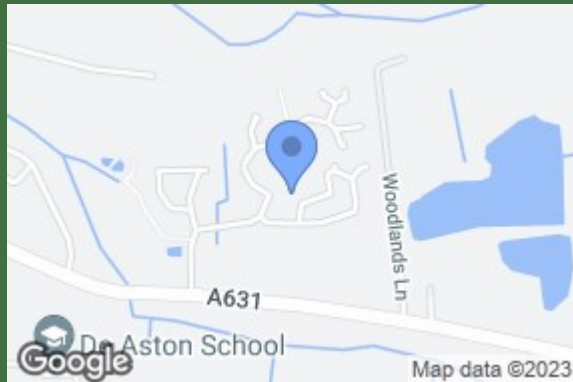
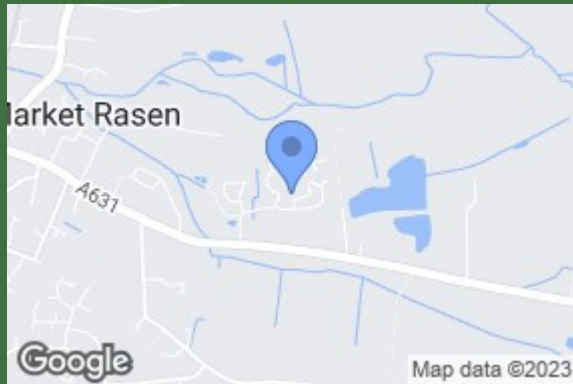
Window to rear elevation, modern white suite of panel bath with shower over, pedestal wash hand basin, low flush WC and radiator

OUTSIDE

There is a small lawned front garden with the main garden being to the rear of the house and is partly walled.

The garden is laid mainly to lawn with flower and shrub borders and includes a paved patio area which is covered.

Access to the rear of the house from Kingfisher drive leads to the detached DOUBLE GARAGE (18'6" x 11') with two up and over doors (one automatic)



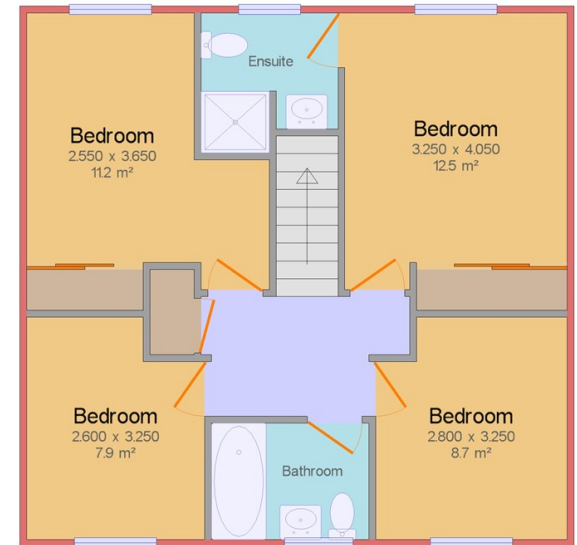
Ground Floor

Gross internal area: 66.6 m² (716.8 ft²)

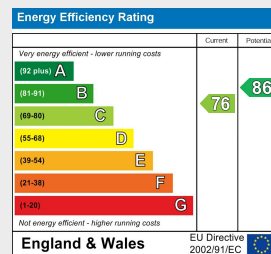


First Floor

Gross internal area: 61.3 m² (659.8 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w



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