



## 6 Fern Drive

Market Rasen, LN8 3NU

**£415,000**

Presenting this immaculate detached family home in a sought-after modern residential area. Boasting versatile accommodation the property features five Bedrooms, three Bathrooms and an impressive Master Bedroom complete with wardrobes and an En-Suite Shower Room. The well-designed layout also includes a large Lounge with double doors into a Garden Room with an insulated roof overlooking the rear gardens. Additionally there is a Dining Room, Breakfast Kitchen with a Utility Room off and a Study. The property has a driveway to the front providing off-street parking and also gives access to a double garage with electric doors. There are gardens to both the side and rear of the property with a large garden shed. The property is situated in a popular location, offering easy access into the town centre and local schooling. Viewing of the property is recommended.







**SERVICES**

All mains services available. Gas central heating.

**NOTE**

Annual Service Charge Amount - Approx. £150.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**EPC RATING – C**

**COUNCIL TAX BAND – E**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').





## ACCOMMODATION

### ENTRANCE HALL

With composite door, stairs to First Floor and radiator.

### LOUNGE

21' 2" x 11' 9" (6.45m x 3.58m), with UPVC double glazed window, fire surround and hearth with electric fire inset and two radiators.

### GARDEN ROOM

13' 7" x 13' 1" (4.14m x 3.99m), with UPVC double glazed windows and double door, insulated roof with spotlighting, two electric plug-in radiators and power points.

### DINING ROOM

12' 6" x 10' 8" (3.81m x 3.25m), with UPVC double glazed window and radiator.

### W.C

6' 11" x 3' 9" (2.11m x 1.14m), with vinyl flooring, low level WC, wash hand basin, radiator and extractor fan.

### BREAKFAST KITCHEN

17' 0" x 16' 0" (5.18m x 4.88m), with two UPVC double glazed windows, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, integral double oven, four ring induction hob with extractor fan over, porcelain sink and drainer, space for a dishwasher and two radiators.

### UTILITY ROOM

9' 0" x 7' 3" (2.74m x 2.21m), with UPVC double glazed window, timber door, vinyl flooring, base unit with work surfaces over, porcelain sink and drainer, plumbing and spaces for a washing machine and tumble dryer, spaces for a fridge and freezer, storage cupboard and extractor fan.



### STUDY

10' 9" x 9' 0" (3.28m x 2.74m), with UPVC double glazed window and radiator.

### GARAGE

18' 10" x 16' 8" (5.74m x 5.08m), with two electric doors, gas fired central heating boiler, power and lighting.



#### FIRST FLOOR LANDING

With UPVC double glazed window, bannister rail, access to roof void and airing cupboard housing the hot water cylinder.

#### BEDROOM 1

14' 7" x 11' 4" (4.44m x 3.45m), with two UPVC double glazed windows, built-in wardrobes, two further fitted wardrobes and two radiators.

#### EN-SUITE

With Velux window, vinyl flooring, low level WC, wash hand basin, shower cubicle, storage cupboard, part-tiled walls, radiator and extractor fan.



#### BEDROOM 2

13' 0" x 11' 9" (3.96m x 3.58m), with UPVC double glazed window, built-in wardrobe and radiator.

#### EN-SUITE

6' 9" x 6' 5" (2.06m x 1.96m), with UPVC double glazed window, low level WC, wash hand basin, storage cupboard, part-tiled walls, radiator and extractor fan.



#### BEDROOM 3

12' 5" x 9' 5" (3.78m x 2.87m), with UPVC double glazed window, built-in wardrobe and radiator.

#### BEDROOM 4

11' 10" x 8' 1" (3.61m x 2.46m), with UPVC double glazed window and radiator.

#### BEDROOM 5

9' 7" x 8' 6" (2.92m x 2.59m), with UPVC double glazed window and radiator.

#### BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m), with UPVC double glazed window, low level WC, wash hand basin, bath, part-tiled walls and radiator.



#### OUTSIDE

To the front of the property there is a driveway providing off-street parking and giving access to the double garage. A gate to the side of the property leads to the rear gardens which are mainly laid to lawn with a large garden shed.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

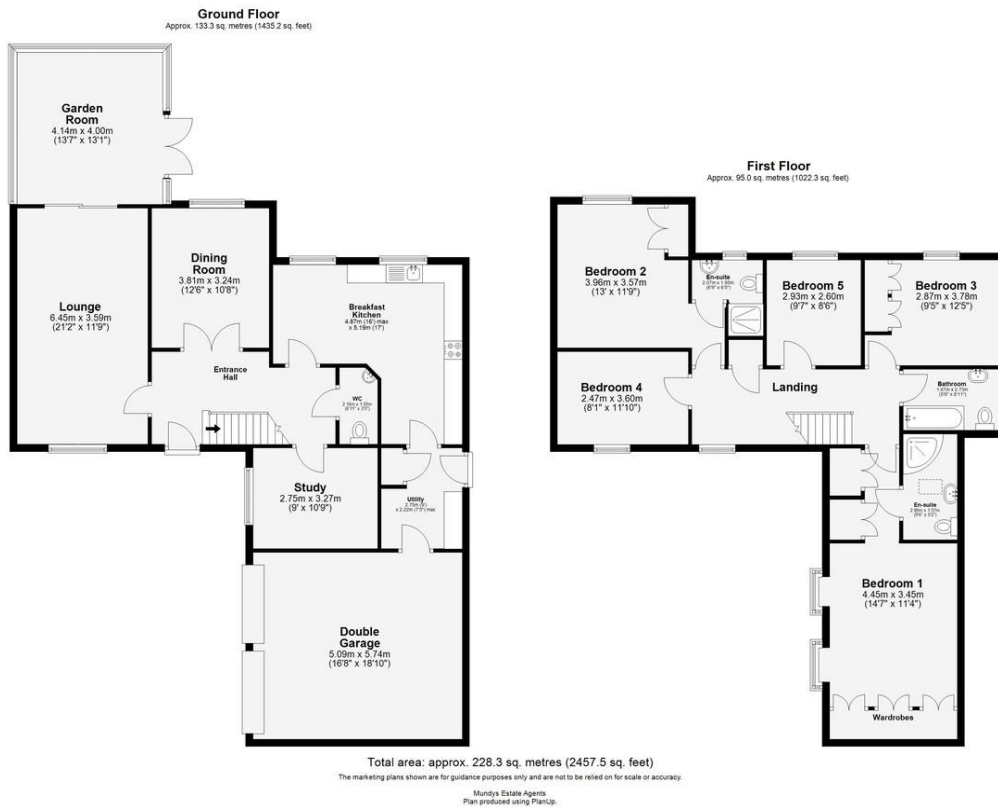
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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