



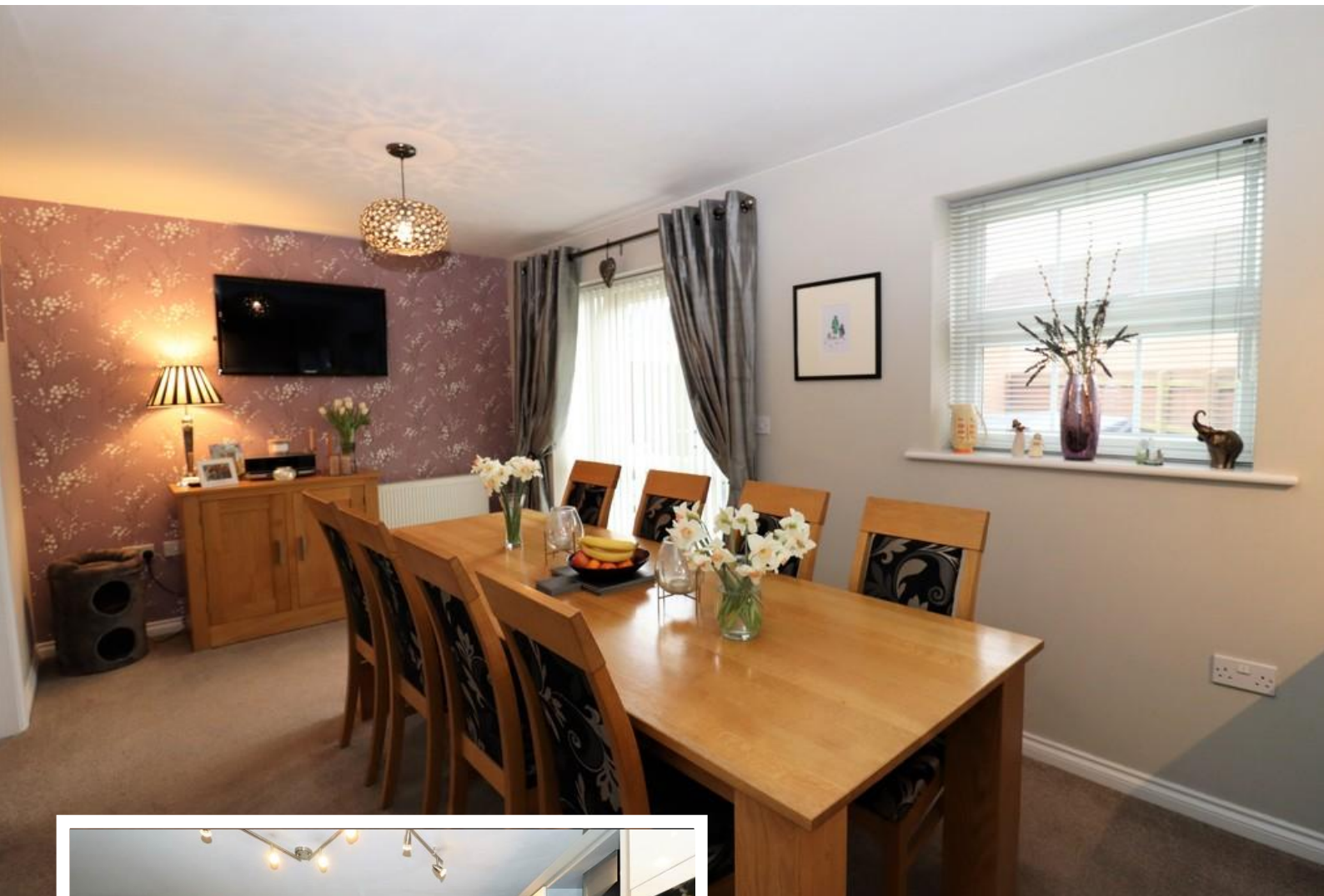
22 Kingfisher Drive

Market Rasen, LN8 3TH

£300,000

A beautifully presented and meticulously maintained four bedroomed detached home with superb views across the designated green area in this ever popular residential location, close to De Aston Secondary School. Briefly comprising: Entrance Hallway, Study, Lounge, Open Plan Living Dining Kitchen, Utility Room, WC, First Floor Landing, Master Bedroom with En-suite, Three Further Bedrooms and Family Bathroom, The property has an enclosed south facing rear garden and a large Detached Double Garage with ample off road parking for several vehicles. An early viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

SERVICE CHARGE INFORMATION

Annual Service Charge Amount - £144.40 (£72.20 paid twice yearly) as at 2023.

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

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

Heading west as is heading out of Market Rasen on the Willingham Road, turn left onto Kingfisher Drive and following the road as it sweeps past the turnings for Heron Way and Mallard Way and bends to the left. The property can be located down a private walk way just as Kingfisher Drive itself turns to the left, overlooking the Green. The property's driveway and Double Garage can be accessed via a block paved drive off Mallard Way.

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').



ENTRANCE HALL

15' 8" x 6' 4" (4.78m x 1.95m) max A welcoming Entrance Hall with staircase to the first floor, ceiling light point, LVT flooring, radiator, door to bespoke fitted under stairs storage cupboard, door to the WC and doors to all principal ground floor rooms.



STUDY

8' 0" x 9' 7" (2.44m x 2.94m) Having ceiling light point, large uPVC window to the front elevation and radiator.

WC

5' 4" x 2' 7" (1.65m x 0.80m) Having ceiling light point, extractor, radiator, LVT flooring, corner wash hand basin with tiled up-stands and WC.

LOUNGE

Having ceiling light point, large uPVC window to the front elevation, radiator, feature fireplace with inset living flame effect electric fire and double doors to the Open Plan Living Dining Kitchen.

OPEN PLAN LIVING DINING KITCHEN

A fantastic family living space currently utilised as a large entertaining dining area with large uPVC door and complimenting side panels to the rear elevation/garden, radiator, ceiling light point and additional uPVC window to the rear elevation.





The modern fitted Kitchen Area benefits from a large breakfast bar and working area with gloss finished units below that separates the Kitchen and Living space with LVT flooring and further gloss finished fitted units and drawers to base level with contrasting work surface and up-stands over, inset sink unit with mixer tap over and further complimenting gloss finished units to eye level, integral dishwasher, integral double oven and grill with four ring gas hob and extractor above, metallic mosaic effect feature tiled splash-backs and up-stands, tiled flooring, uPVC window to the rear elevation, ceiling light point and down lighters and doors to the Hallway and Utility Room.



UTILITY ROOM

Having tiled flooring, ceiling light point, radiator, spaces for fridge freezer, tumble dryer and washing machine beneath contrasting work surface, wall mounted gas fired 'Glowworm' boiler, frosted uPVC door to the side elevation and electric consumer unit.

FIRST FLOOR LANDING

With doors to all principal first floor rooms and a useful airing cupboard, ceiling lift access hatch, ceiling light point and radiator.

BEDROOM ONE

With fitted wardrobes with sliding doors, large uPVC window to the front elevation, radiator, ceiling light point and door to the En-Suite.



EN-SUITE

Having non-slip vinyl flooring, radiator, ceiling light point, extractor, uPVC frosted window to the front elevation, vanity wash hand basin with vanity mirror above and tiled up-stands, shaver point, WC and enclosed fully tiled shower cubicle with direct feed shower.

BEDROOM TWO

Having large uPVC window to the front elevation, ceiling light point, radiator and recess for bedroom furniture/wardrobes.

BEDROOM THREE

Having uPVC window to the rear elevation, ceiling light point, radiator and fitted wardrobes with sliding doors.

BEDROOM FOUR

Having uPVC window to the rear elevation, ceiling light point, radiator and recess for bedroom furniture/wardrobes.





FAMILY BATHROOM

Having laminate flooring, radiator, ceiling light point, extractor, uPVC frosted window to the rear elevation, wash hand basin and majority tiled walls/splash-backs, WC and paneled bath with direct feed shower over.

OUTSIDE

Enjoying a beautiful outlook across the designated green space, the property is conveniently tucked down a private walkway leading to only two properties.

The front garden is set to lawns with decorative pebble finished borders and a paved pathway leads to the front entrance door and gated pedestrian access leads to the side entrance doorway, opening into the Utility Room.

The side garden is set predominately to wide paved pathway and provides storage for wheelie bins and pretty flowerbed borders.

The rear garden is set predominately to lawn with flower bed borders, a paved patio seating area and an additional decked seating area. A pathway leads to the Detached Double Garage and a rear pedestrian gate, providing access to the block paved driveway with off road parking for several vehicles.



DOUBLE GARAGE

Having up and over doors, power, lighting and eaves storage.

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

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 and Home Property Lawyers 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

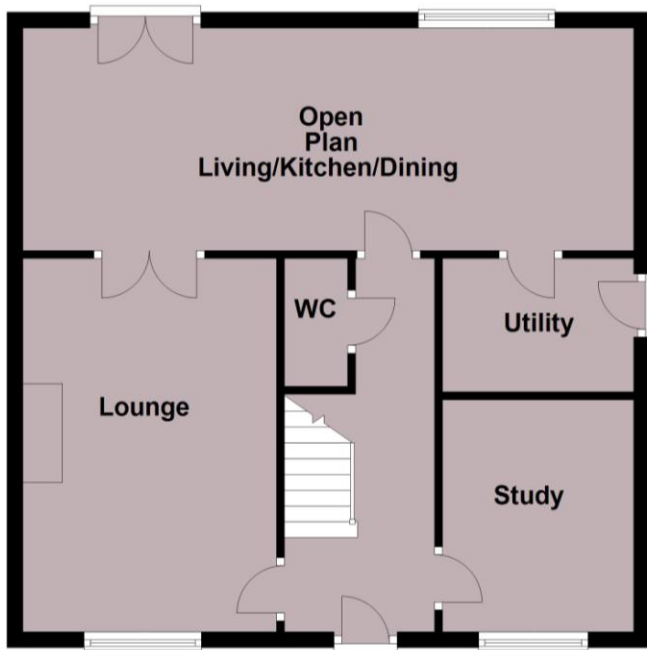
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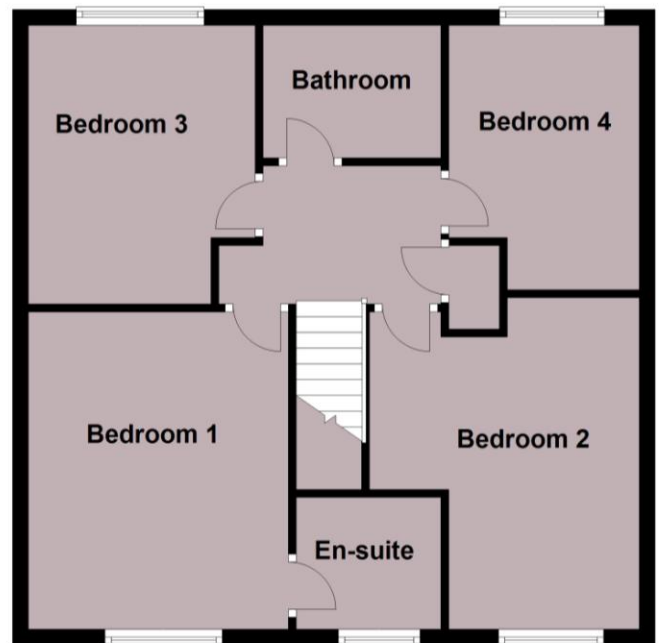
Ground Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



Total area: approx. 118.5 sq. metres (1275.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.