



39 Kingfisher Drive

Market Rasen, LN8 3TH

£195,000

This is a larger than average, three bedroomed, modern semi-detached house situated in the popular Market Town of Market Rasen. The property is located down a quiet shared driveway that serves two properties and has internal accommodation to comprise of Inner Hallway, Lounge, modern fitted Dining Kitchen, WC and First Floor Landing leading to three Bedrooms and Family Bathroom and En-Suite Shower Room to Bedroom 1. Outside there is parking for numerous vehicles to the side of the property and there is gated access to the rear where there is a workshop/garage and a good sized gravelled garden with a paved seating area.





SERVICES

All mains services available. Gas central heating.

SERVICE/MAINTENANCE CHARGE - £56.00 (once every six months payable to MeadFleet).

EPC RATING — to follow.

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').





INNER HALLWAY

With door to the front, stairs to the First Floor Landing and doors leading to the WC, Lounge and Kitchen Diner.

LOUNGE

14' 9" x 10' 7" (4.50m x 3.24m) With uPVC window to the front and radiator.

WC

With WC, wash hand basin and radiator.

KITCHEN DINER

17' 4" x 10' 0" (5.29m x 3.06m) With uPVC window and door to the rear, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap above, integral oven and four ring gas hob with extractor fan over, fridge, automatic washing machine, concealed gas fired central heating boiler and space for a dining table.



FIRST FLOOR LANDING

With access to roof void and doors to three Bedrooms, Family Bathroom and airing cupboard housing the hot water tank and shelving.

BEDROOM 1

10' 11" x 8' 11" (3.34m x 2.74m) With uPVC window to the front, radiator and door to the En-Suite.

EN-SUITE

5' 3" x 5' 11" (1.61m x 1.82m) With uPVC window to the front and suite to comprise of WC, wash hand basin in vanity cupboard with tiled splash-backs and shower cubicle with tiled surround.



BEDROOM 2

10' 7" x 8' 7" (3.24m x 2.64m) With uPVC window to the rear and radiator.

BEDROOM 3

6' 2" x 9' 6" (1.88m x 2.90m) With uPVC window to the rear and radiator.

FAMILY BATHROOM

6' 11" x 5' 6" (2.13m x 1.69m) With uPVC window to the side, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.



OUTSIDE

There is a shared private driveway serving two properties. To the side of the property there is off road parking for at least two vehicles and gated access to the rear where there is further parking (if required) and the Workshop/Garage. The rear garden is gravelled with a paved seating area.

WORKSHOP

15' 5" x 9' 8" (4.71m x 2.95m) With double doors to the front, windows to the side, power and lighting.

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, Bridge McFarland, Ringrose 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

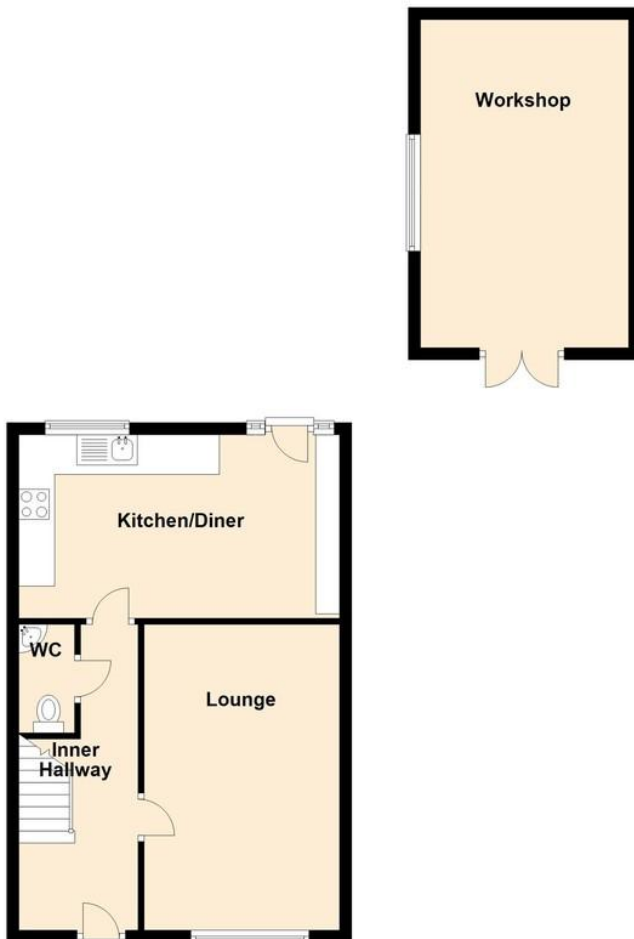
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys 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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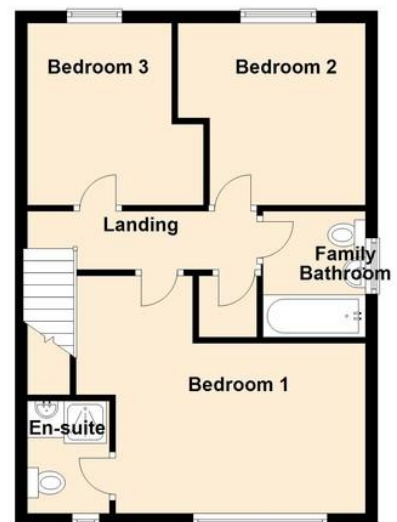
Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



For illustration purposes only.
Plan produced using PlanUp.

22 Queen Street
Market Rasen
LN8 3EH

www.mundys.net

01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

