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Fern Drive, Market Rasen



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£375,000



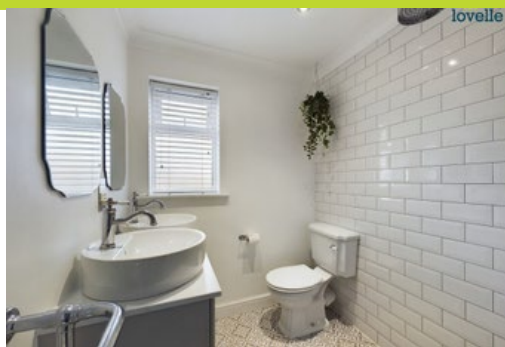
IMMACULATELY PRESENTED DETACHED FAMILY HOME. Spacious and Flexible accommodation. Comprising Entrance Hall, WC, Lounge, Snug, Sun Room, Kitchen, Utility, 4 Bedrooms, Ensuite & Bathroom. Gardens, Garage, Office & Driveway. VIEWING ADVISED

### Key Features

- Modern Detached House
- Immaculately Presented
- Spacious Accommodation
- Entrance Hall, WC, Lounge
- Kitchen, Utility Room
- Snug, Sun Room / Dining Room
- EPC rating C
- Tenure: Freehold







## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities.

In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets.

Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Entrance Hall

3.28m x 2.18m (10'10" x 7'2")

uPVC entrance door, adjoining side screen, 2 radiators and stairs to first floor accommodation

## WC / Cloakroom

1.29m x 1.56m (4'2" x 5'1")

low level WC, pedestal hand wash basin, radiator, tiled splash backs and double glazed window to side aspect

## Lounge

4.97m x 4.24m (16'4" x 13'11")

double glazed windows to front and side aspect, radiator and feature fire place

## Snug

3.52m x 2.69m (11'6" x 8'10")

radiator and understairs storage cupboard currently utilised as a games room

## Sun Room / Dining Room

4.1m x 3.06m (13'6" x 10'0")

brick built base, exposed beams, radiator, tiled flooring and uPVC French doors

## Kitchen

3.01m x 4.2m (9'11" x 13'10")

a range of fitted wall and base units, freestanding breakfast bar, granite worksurfaces, space for 'American' fridge freezer, ceramic sink unit, integrated dishwasher, 4 ring induction hob, 2 electric ovens, splash backs, radiator and double glazed windows to side and front aspect

## Utility Room

1.86m x 2.02m (6'1" x 6'7")

a range of fitted units, granite worksurfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler (fitted in 2020), radiator and uPVC side entrance door

## Landing

4.98m x 1.89m (16'4" x 6'2")

double glazed window to rear aspect, radiator, airing cupboard and roof void access with ladder, electric and boarded for storage

## Bedroom 1

4.96m x 4.24m (16'4" x 13'11")

double glazed windows to front and side aspects, radiator and fitted wardrobes

## Ensuite Wet Room

1.82m x 1.82m (6'0" x 6'0")

low level WC, 'his & hers' vanity hand wash basin, drencher shower, heated towel rail, tiled splash backs, tiled flooring and double glazed window to side aspect

## Bedroom 2

2.61m x 2.77m (8'7" x 9'1")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 3

2.83m x 2.61m (9'4" x 8'7")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 4

2.12m x 2.69m (7'0" x 8'10")

double glazed window to front aspect, radiator and fitted wardrobes

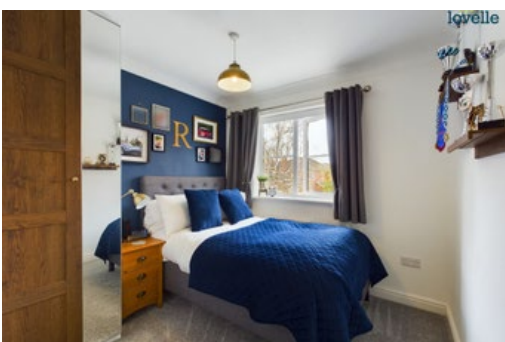
## Bathroom

2.34m x 1.66m (7'8" x 5'5")

3 piece suite comprising low level WC, vanity hand wash basin, freestanding bath with shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Gardens

good sized garden being mostly laid to lawn with paved patio area, raised decking area with hot tub and dog run to the side and timber shed







### Garage

5.14m x 2.57m (16'11" x 8'5")

the garage is currently separtated to offer a garage and a home gym / office. The garage side has up and over door, storage, power and lighting

### Office / Gym

4.88m x 2.64m (16'0" x 8'8")

uPVC French doors, power and lighting

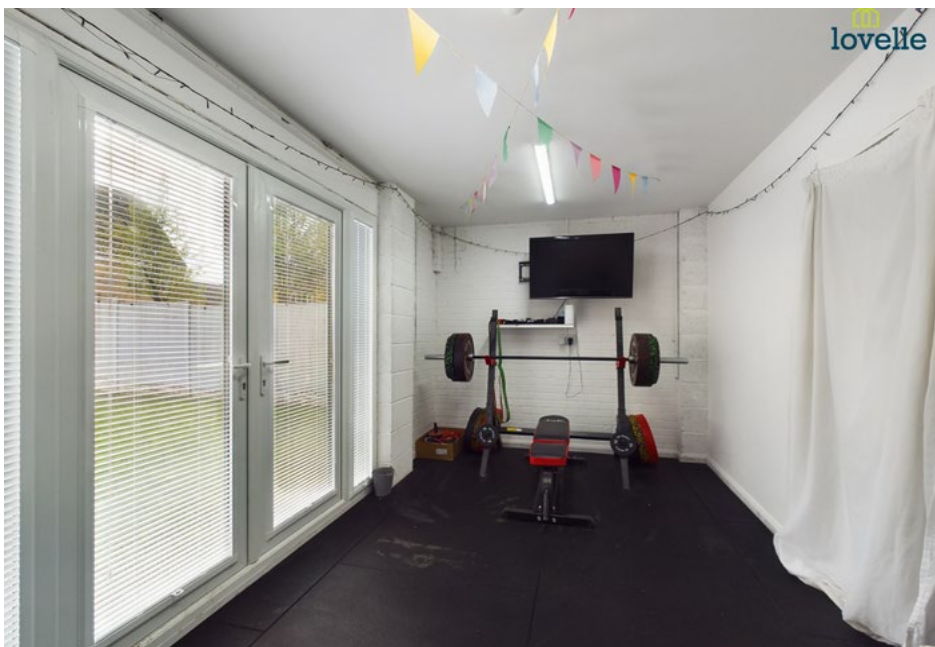
### Driveway

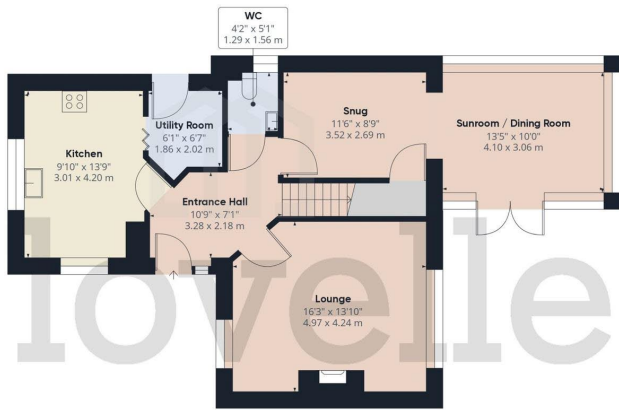
generous driveway providing ample off road parking for a number of vehicles

### Agents Notes

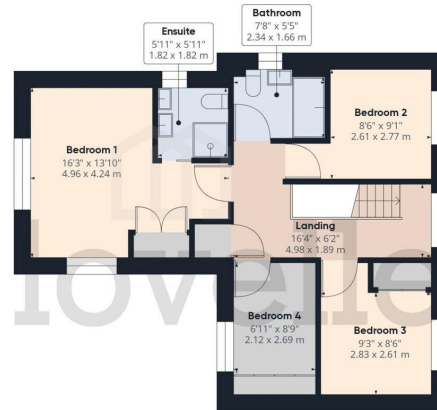
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Ground Floor Building 1



Floor 1 Building 1

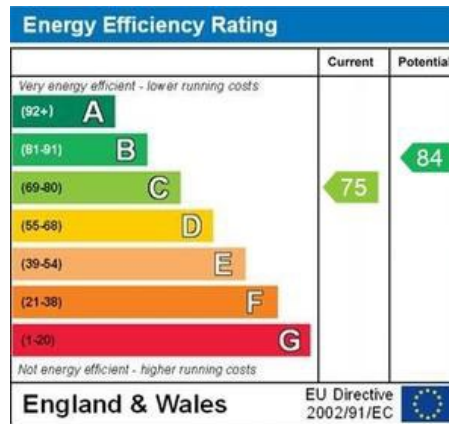
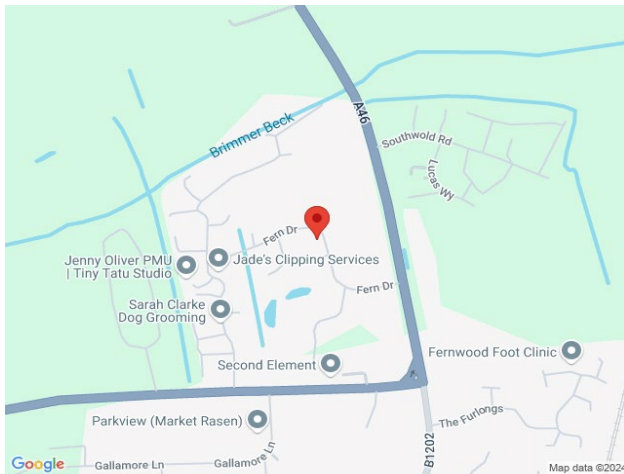


Ground Floor Building 2

Approximate total area<sup>m</sup>  
1701.32 ft<sup>2</sup>  
158.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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