

Buy. Sell. Rent. Let.



Kingfisher Drive, Market Rasen



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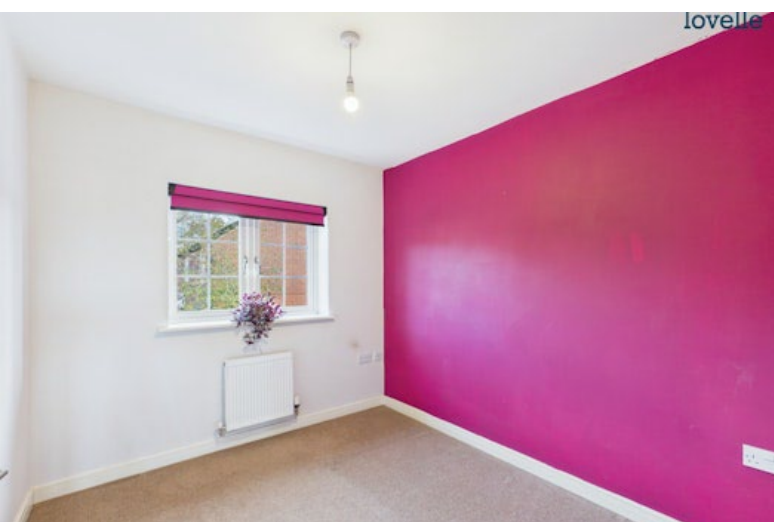
£200,000



MODERN SEMI DETACHED HOUSE on popular Residential location. Overlooking the green, offering spacious accommodation comprising entrance hall, wc, lounge, kitchen, dining room, 3 bedrooms, ensuite and bathroom. With enclosed rear garden and driveway. An ideal investment or first time buy, with NO ONWARD CHAIN

Key Features

- Modern Semi Detached House
- Popular Residential Location
- Spacious Accommodation
- Entrance Hall, WC
- Lounge, Kitchen, Dining Room
- 3 Bedrooms, Ensuite & Bathroom
- 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

1.07m x 2.88m (3'6" x 9'5")

double glazed entrance door, radiator, vinyl flooring and stairs to first floor accommodation

WC / Cloakroom

0.84m x 1.74m (2'10" x 5'8")

low level WC, pedestal hand wash basin, tiled splash backs, radiator, vinyl flooring and double glazed window

Lounge

3.18m x 4.54m (10'5" x 14'11")

double glazed bay window to and 2 radiators

Kitchen

2.59m x 2.06m (8'6" x 6'10")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring and double glazed window

Dining Room

3.59m x 2.39m (11'10" x 7'10")

uPVC French doors, understairs storage cupboard, radiator and vinyl flooring

Landing

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

2.53m x 2.55m (8'4" x 8'5")

double glazed window, radiator and fitted wardrobes

Ensuite

2.1m x 1.43m (6'11" x 4'8")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window

Bedroom 2

2.72m x 2.44m (8'11" x 8'0")

double glazed window and radiator

Bedroom 3

2.7m x 1.95m (8'11" x 6'5")

double glazed window and radiator

Bathroom

2.06m x 1.67m (6'10" x 5'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator, vinyl flooring and double glazed window

Garden

being mostly laid to lawn with paved patio area and raised flower beds

Driveway

accessed via a shared driveway between 4 houses there is a block paved driveway providing ample off road parking for a number of vehicles

Management Fees

Please note the Vendor has advised us that there is a maintenance charge of approximately £64 per quarter.

Agents Notes

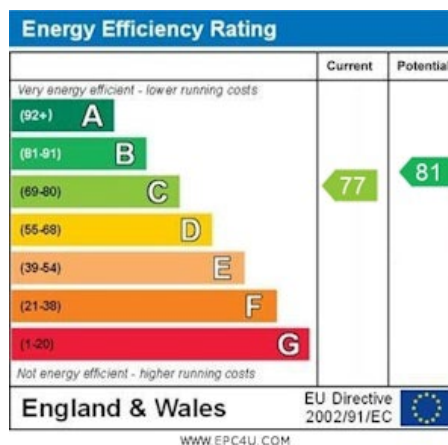
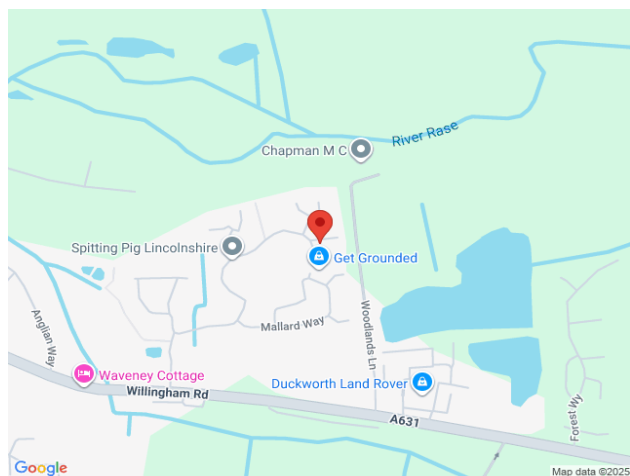
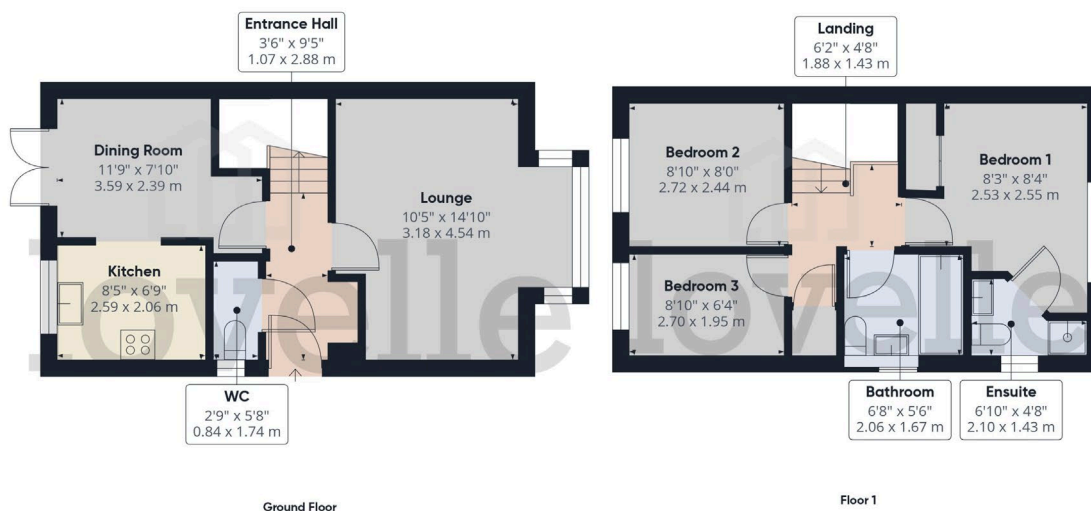
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Approximate total area^m
734 ft²
68.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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