



67, Kingfisher Drive

| Market Rasen | LN8 3TH

£750 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 67

Kingfisher Drive |  
Market Rasen | LN8 3TH  
£750 PCM

LOCATION, LOCATION. LOCATION. A perfectly positioned two bedroom, terraced property situated on the outskirts of the popular market town of Market Rasen.

This makes for a great home. To the ground floor you will find entrance hall, WC, and stairs to first floor, lounge, open plan modern kitchen/diner. To the first floor there are two good size double bedrooms and a family bathroom with shower over bath.

The rear garden can be accessed from the dining room glazed door. Parking Space.

Market Rasen is a market town and civil parish within the West Lindsey district of Lincolnshire, England. The River Rase runs through it east to west, approximately 13 miles (21 km) north-east from Lincoln, 18 miles (29 km) east from Gainsborough, 14 miles (23 km) west of Louth, and 16 miles (26 km) south-west from Grimsby. It lies on the main road between Lincoln and Grimsby, the A46, and is famous for its racecourse.

## MAIN ENTRANCE

## LOUNGE

20'0" x 12'11" (6.1 x 3.94)

## CLOAK ROOM

## BREAKFAST KITCHEN

13'0" x 8'6" (3.96 x 2.59)

## STAIRCASE AND LANDING

## BEDROOM ONE

12'9" x 12'11" (3.89 x 3.94)

## BEDROOM TWO


12'11" x 10'4" (3.94 x 3.15)

## BATHROOM

8'1" x 5'6" (2.46 x 1.68)

## GARDENS



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) <b>A</b>                                 |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
|  | 80      | 82  |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC  |

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