



25 Kingfisher Drive

Market Rasen, LN8 3TH



Book a Viewing!

£275,000

Viewing of this property is essential to fully appreciate the well-apportioned living accommodation on offer, which is presented in an excellent order throughout. The property has accommodation comprising of Hallway, Living Room, Dining Kitchen, Utility Area, Separate WC, Studio/Office and First Floor Landing leading to four Bedrooms, En-suite to Main Bedroom and a Family Bathroom. Outside the property occupies a corner plot and benefits from an Integral Store and an EV charging point. There is an enclosed rear garden. The property benefits from gas fired central heating and UPVC double glazing.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

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').





HALL

With double glazed entrance door, stairs to the first floor landing, storage cupboard and radiator.

LIVING ROOM

15' 2" x 8' 6" (4.64m x 2.60m) With UPVC double glazed windows to the side and front elevations and a radiator.

DINING KITCHEN

15' 3" x 9' 4" (4.66m x 2.86m) With an extensive range of modern fitted units comprising of base cupboards and drawers with work surfaces over, inset 1½ sink unit with mixer tap, splashbacks, further wall mounted eye level units, four ring gas hob and extractor hood, UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear garden.



INNER LOBBY/UTILITY

With fitted work surface and plumbing for an automatic washing machine.

CLOAKROOM

With wash basin, WC and radiator.

STUDIO/OFFICE

10' 5" x 11' 8" (3.20m x 3.58m) With UPVC double glazed door to the rear garden, electric radiator with thermostat control and internal door to the store room. This room may be suitable for a variety of uses and has been converted from the original garage.

STORE ROOM

8' 5" x 8' 2" (2.59m x 2.50m) With an electric roller door to the front elevation.



FIRST FLOOR LANDING

With built-in airing cupboard housing the hot water cylinder.

BEDROOM 1

12' 11" x 8' 9" (3.96m x 2.67m) With built-in wardrobes, radiator and UPVC double glazed windows to the front and side elevations.

EN-SUITE

With modern three piece suite to comprise of shower cubicle, WC and wash hand basin, partly tiled walls, radiator and UPVC double glazed window to the front elevation.



BEDROOM 2

10' 2" x 9' 1" plus doorway recess (3.11m x 2.77m) With UPVC double glazed windows to the front and side elevations and radiator.

BEDROOM 3

11' 6" x 8' 3" (3.51m x 2.53m) With UPVC double glazed French doors to Juliet balcony overlooking the garden and a radiator.

Please note that the internal double doors have been removed but could be reinstated by the vendors if required.



BEDROOM 4

8' 3" x 7' 5" (2.54m x 2.27 m) With UPVC double glazed window to the side elevation and radiator.

BATHROOM

5' 11" x 5' 7" (1.82m x 1.72 m) With modern three piece suite to comprise of panel bath, WC and wash hand basin, UPVC double glazed window to the side elevation and radiator.

OUTSIDE

The tarmac driveway provides access to the side of the property and allows parking for one vehicle to the front of the integral store. There is the added benefit of an EV charging point. The gardens to the front and side are laid to lawn and enclosed by railings. A paved pathway provides access to the rear of the property via a timber hand gate. The rear garden is principally laid to lawn with a paved patio area, timber decked area and is enclosed by timber panel fencing.



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- NOTE**
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 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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22 Queen Street
Market Rasen
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