

71 Kingfisher Drive

Market Rasen, LN8 3TH

Book a Viewing!

£180,000

A modern Three Bedroom Semi Detached Home positioned in a tucked away location down a private driveway and set back from the road, overlooking an open green area to the front. The property is within walking distance of Market Rasen Town Centre and the train station and is also close to Market Rasen Racecourse. Internally the property offers accommodation comprising of an Entrance Hallway, downstairs WC, Lounge, Dining Area and Kitchen. To the First Floor there are Three Bedrooms and a Family Bathroom, with the Principal Bedroom benefitting from an En-suite Shower Room. Externally the property benefits from a driveway providing off-road parking together with a garden to the rear. The property is being sold with no onward chain.

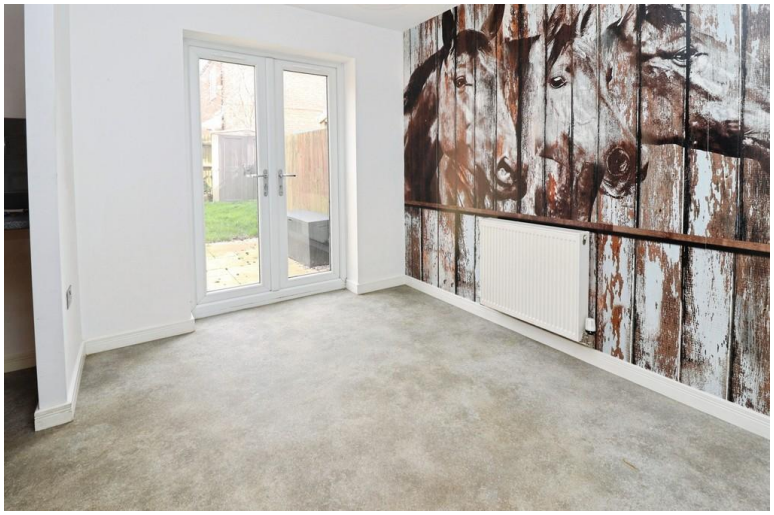




71 Kingfisher Drive, Market Rasen, LN8 3TH







SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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 guest houses, 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').









ACCOMMODATION

ENTRANCE HALL
With composite external door and vinyl flooring.

LOUNGE
14' 10" x 10' 6" (4.52m x 3.20m) With UPVC double glazed bay window, carpeted flooring and two radiators.

WC
7' 1" x 2' 9" (2.16m x 0.84m) With UPVC double glazed frosted window, low level WC, wash hand basin, vinyl flooring and radiator.

DINING ROOM
7' 10" x 9' 5" (2.39m x 2.87m) With vinyl flooring, radiator, storage cupboard and UPVC double glazed French doors opening through to the kitchen.

KITCHEN
6' 9" x 8' 6" (2.06m x 2.59m) Fitted with wall and base units, integrated electric oven, gas hob with extractor, stainless steel sink, UPVC double glazed window and vinyl flooring.

FIRST FLOOR LANDING

BEDROOM 1
12' 3" x 7' 3" (3.73m x 2.21m) With UPVC double glazed window, storage cupboard and radiator.

EN-SUITE
2' 8" x 7' 3" (0.81m x 2.21m) With UPVC double glazed frosted window, tiled flooring, WC, wash hand basin and shower cubicle.

BEDROOM 2
8' 1" x 9' 1" (2.46m x 2.77m) With UPVC double glazed window, carpeted flooring and radiator.

BEDROOM 3
6' 6" x 9' 0" (1.98m x 2.74m) With UPVC double glazed window, carpeted flooring and radiator.

BATHROOM
6' 2" x 6' 9" (1.88m x 2.06m) With UPVC double glazed frosted window, vinyl flooring, WC, wash hand basin, bath with shower, radiator and extractor fan.

OUTSIDE
Externally the property benefits from a driveway providing off-road parking to the front and a garden to the rear.





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, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.

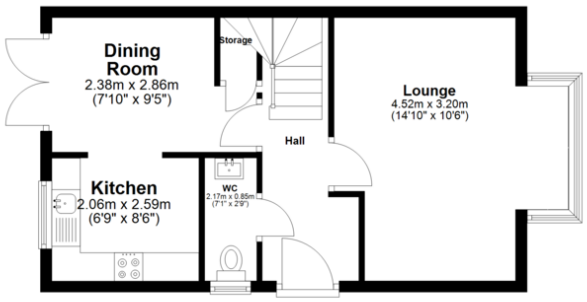
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

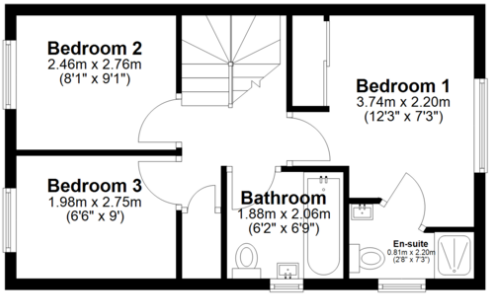
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor
Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 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.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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

The Property Ombudsman