



6, Fern Drive

| Market Rasen | LN8 3NU

Guide Price £380,000



Perkins George Mawer & Co.

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

6

Fern Drive |

Market Rasen | LN8 3NU

Guide Price £380,000

Spacious Detached Home with Large Conservatory set in a convenient location close to Market Rasen town centre, which offers good Primary and Secondary Schooling. The town also has a Tesco Supermarket, Co-Op Food Store, plus a wide range of independent shops catering for all your 'every-day' needs. There are restaurants and pubs, the railway station for anyone looking to travel further afield.

This home has been upgraded by the current owner, from the original Allison's Builder specification, some of which are listed in our sale brochure. The uPVC double glazed and gas centrally heated accommodation comprises in brief: Reception Hall, Cloakroom, Living Room, Conservatory, Dining Room, Study, Kitchen/Breakfast Room, Utility Room. There is a Galleried Landing, Five Bedrooms, Two En-Suites and a Family Bathroom. Outside there is a Front Garden, Double width Drive plus Additional Block Paved Parking Space, Double Garage and Enclosed Rear Garden.

- Spacious Detached Home
- Convenient for Town Centre
- Many Upgrades Since New
- Large Conservatory
- Three Reception Rooms
- Five Bedrooms
- Bathroom & Two En-Suites
- No Chain

Reception Hall

Approached via replacement composite front door and side light panel with diamond shaped embellishment leaded lights. Coving. Stairs to First Floor with stained wood banister and white painted spindles. Double radiator. Coving. Doors off.

Cloakroom

White suite of Low Level W.C. Pedestal wash basin. Tiled splashbacks. Radiator. Extractor fan. Coving.

Living Room

21'2 x 11'9 (6.45m x 3.58m)

Coving. Two double radiators. Electric coal effect fire with bespoke Mahogany mantel and Italian Marble hearth and surround made by local craftsman. Gas fire connection point. Double glazed sliding patio doors to:-





Large Garden Room/Conservatory

12'8 x 11'9 (3.86m x 3.58m)

Solid and fully insulated roof replacement. Ceramic tiled floor. Two wall mounted electric heaters. Double glazed windows to sides and rear. uPVC double glazed, double glazed door to garden.

Dining Room

12'6 x 10'7 (3.81m x 3.23m)

Window to rear. Coving. Radiator. Access from the hall via replacement double opening glazed doors.

Study

8'11 x 10'9 (2.72m x 3.28m)

Coving. Radiator. Window to front.

'L' Shaped Kitchen/Breakfast Room

17'0 x 8'11 plus 7'4 x 7'2 (5.18m x 2.72m plus 2.24m x 2.18m)

Comprehensive range of Maple effect, panelled wall and base units, wall units with pelmets. Built-in AEG electric double oven. Replacement AEG induction hob (gas point still in situ). Extractor hood in stainless steel canopy. Roll top work-surfaces with replacement enamel single drainer sink top. and upgraded mixer tap. Two windows to the rear. Coving. Two double radiators. Door to:-



Utility Room

9'0 x 7'4 (2.74m x 2.24m)

Matching wall and base units. Matching work-top with inset white enamel, single drainer sink top. Window to side. Half double glazed door to side. Space for 'American Fridge/Freezer'. Pantry cupboard. Double radiator. Door to Garage.



Galleried Landing

Stained wood banister and white painted spindles. Window to front. Coving. Radiator. Access to boarded loft via pull down ladder with light.

Bedroom One

14'7 x 11'4 plus dressing area (4.45m x 3.45m plus dressing area)

Plus depth of two dormer windows to the front. Bespoke range of Hammonds of Nottingham bedroom furniture including four double wardrobes. Two double radiators and one single radiator. Storage in boarded eaves with light. Coving. Opening to:- Dressing Area: 9'9 x 3'4 plus depth of two double fitted wardrobes. Door to:-



En-Suite Shower Room

White suite of upgraded Corner Shower Cubicle, Low Level W.C. Pedestal Wash Basin. Tiling to water sensitive areas. Radiator. Fakro roof-light window.



Bedroom Two

12'9 x 11'11 average (3.89m x 3.63m average)

Built-in double wardrobe. Coving. Window to rear. Radiator. Door to:-

En-Suite Shower Room

White suite of upgraded shower cubicle with folding door. Pedestal wash Basin. Low Level W.C. Tiling to water sensitive areas. Coving. Window to rear. Radiator.

Bedroom Three

9'8 x 13'1 (2.95m x 3.99m)

Coving. Radiator. Window to rear. Hammonds of Nottingham fitted double wardrobe.

Bedroom Four

11'10 x 8'2 (3.61m x 2.49m)

Fitted shelving. Double radiator. Coving. Window to front.

Bedroom Five

9'7 x 8'6 (2.92m x 2.59m)

Radiator. Coving. Window to rear.

Bathroom

White suite of panelled bath with mixer/shower tap attachment. Pedestal Wash Basin. Low Level W.C. Tiling to half height with embossed border tile. Window to side. Coving. Radiator.

Front Garden

Double width tarmac drive. Additional block paved parking space. Flower border. Access to:-

Double Garage

18'11 16'9 (5.77m 5.11m)

Replacement twin electric up and over doors. Two windows to side. Replacement Worcester-Bosch gas boiler. Light and electric.

Enclosed Rear Garden

Part walled boundary. Larch-lap shed to side 6'10 x 3'10. Patio. Lawn. Dutch Barn Style Timber Shed/Outbuilding 11'11 x 11'11 with light and electric (this could easily be converted into a home office or play room).

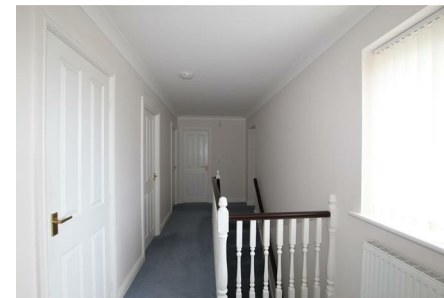
Additional Information

Tenure: Freehold

Council Tax Band: E - West Lindsey

Services: All mains services connected

EPC Rating: C





Total area: approx. 228.0 sq. metres
 Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston/info@ejectorproperty.net
 Plan produced using Planup.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.