



37, Kingfisher Drive

Market Rasen | | LN8 3TH

£1,000 PCM



Perkins George Mawer & Co.

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

# 37

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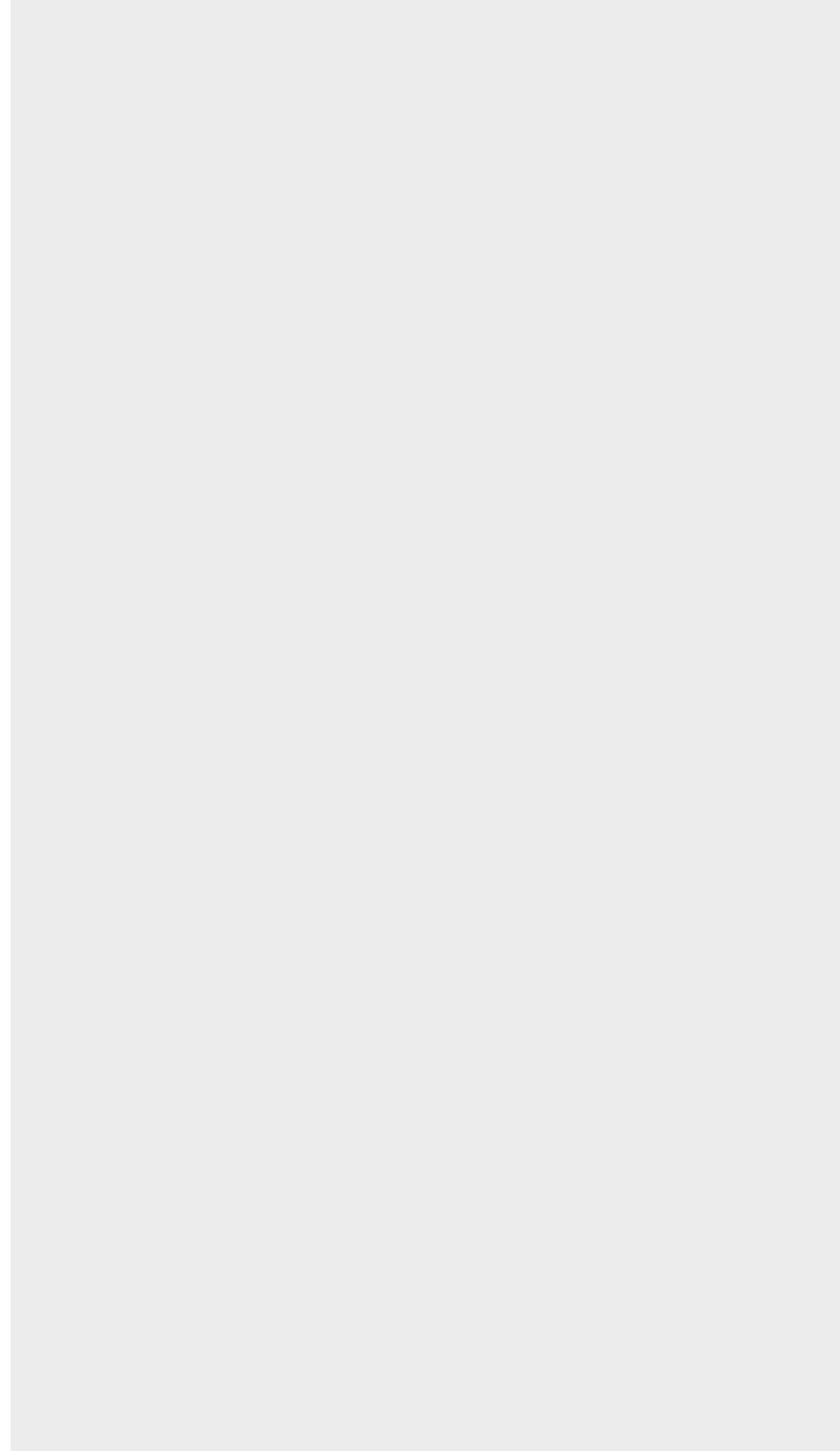
EXCEPTIONAL FAMILY HOME! Positioned in the charming popular residential area of Kingfisher Drive, Market Rasen, this delightful semi-detached house offers a perfect blend of comfort and convenience. This property boasts a generous sized kitchen which has recently been refurbished, generous lounge area, three spacious bedrooms all with fitted cupboards, the master bedroom having en suite facilities, well-appointed bathroom and additional cloakroom, this property is ideal for families or those seeking extra space, the house being well presented throughout.

For those who value outdoor space, the property features a driveway, providing parking for more than one vehicle and generous rear garden. The surrounding area is known for its great residential appeal, making it a wonderful place to call home.

Transport links are readily accessible, ensuring that commuting to nearby towns and cities is both easy and

- Modern Semi Detached House
- Recently Refurbished Kitchen & Dining Room
- 3 Bedrooms & 2 Bathrooms
- Double Glazing & Gas C/H
- On Popular Residential Development
- Lounge & Cloakroom
- Generous Garden & Parking
- Close to All Amenities







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	76	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.