



10, Fern Drive

| Market Rasen | LN8 3NU

Fixed Asking Price £350,000



Perkins George Mawer & Co.

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

# 10

Fern Drive |

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Fixed Asking Price £350,000

Tasteful and Stylishly Presented Modern Detached Home close to Market Rasen Town Centre, yet set far enough out to be in a quiet spot with pocket parks nearby. The town centre has all your every day needs covered with a Co-Op Food Store and Tesco Supermarket, along with a selection of independent shops. There is good schooling for all ages with secondary schooling at De Aston. The town is served well for take away outlets, cafes, pubs and restaurants. Anyone needing to travel further afield can hop on the train at the nearby station.

This home is a total credit to the current owners, it is presented in beautiful order throughout with modern styling and decor, stylish 'Impressive Pattern' quick step flooring throughout the ground floor finished in 'Royal Oak Natural' for easy maintenance. The kitchen, bathroom and en-suite have all been re-fitted with an eye for clean lines and contemporary finishing. The living room is made cosy with the addition of a bio-ethanol fuel stove burner. For anyone working from home, the double garage has been partially converted into a home office and can also be used as a gym. The accommodation comprises in brief: Reception Hall, Cloakroom, Living Room, Open Plan Family/Snug/Dining Conservatory. Refitted Kitchen with island, Utility, Four Bedrooms, En-Suite Wet Room and Bathroom. There is parking for four cars and low maintenance gardens to front and rear.

- Immaculate Modern Detached
- Tasteful Decor & Finishing
- Extended Dining/Conservatory
- Four Bedrooms
- Low Maintenance Gardens
- Refurbished Throughout
- Re-Fitted Kitchen
- Family Area/Snug
- Re-Fitted En-Suite & Bathroom
- Parking plus Double Garage

## Storm Porch

Approached through half panelled entrance door with two double glazed inserts and matching side screen.





## Reception Hall

Radiator. Modern white panel effect doors off. Coving. Stairs to First Floor.

## Cloakroom

White suite of Low Level W.C. Trough style sink in grey high-gloss finish vanity unit. Window to side. Radiator.

## Living Room

16'2 x 13'8 (4.93m x 4.17m)

Bio-Ethanol Stove Burner with beam over and flagstone hearth. Coving. Double radiator. Windows to front and rear. Double radiator.

## Family Room/Snug Area

11'6 x 8'9 (3.51m x 2.67m)

Coving. Double radiator. Understairs Cupboard/Gaming Area. Opening to:-

## Dining/Garden Room

13'5 x 9'11 (4.09m x 3.02m)

Double glazed windows to the sides and rear. Double glazed, double doors to garden. Double radiator. Feature beam to ceiling.

## Re-Fitted Kitchen

Sleek, stylish and light re-fitted kitchen finished in 'Stensund Beige' with co-ordinating 'Sorrento Gold Quartz' surfaces. Comprehensive range of wall and base units with brushed steel knobs and tea-cup handles. Twin enamel Belfast sink. Built-in double electric oven. Built-in eight ring Induction hob. Built-in dishwasher. Windows to the front and side. White 'Victorian' style radiator. White folding door to:-

## Utility Room

6'0 x 6'5 (1.83m x 1.96m)

Matching base units, larder unit and work-surfaces. Gas boiler. Coving. Double glazed composite door to rear garden.

## Galleried Landing

White banister and turned spindles. White doors off.. Window to rear. Access to loft being boarded and with light & ladder. Coving. Radiator. Airing cupboard housing hot water tank. Additional radiator in decorative cover.

## Bedroom One & Dressing Room

10'0 x 13'5 plus 6'0 x 5'6 plus depth of wardrobe (3.05m x 4.09m plus 1.83m x 1.68m plus depth of wardrobe)

Coving. Windows to front and side. Coving. Radiator. Double built-in wardrobe. White sliding door to:-



### En-Suite Wet Room

Walk-in 'rain' shower. with glass screen. Coving., White Low Level W.C. Round wash hand basin in vanity unit with marble style top and drawers beneath. Moroccan inspired tiled floor. White 'Metro' style tiling to two walls. Coving. Window to side. Radiator/towel rail.

### Bedroom Two

9'2 x 8'5 plus depth of wardrobes (2.79m x 2.57m plus depth of wardrobes)

Double wardrobe. Coving. Radiator. Window to rear.

### Bedroom Three

8'9 x 8'6 (2.67m x 2.59m)

Built-in wardrobe. Window to rear. Radiator.

### Bedroom Four

6'9 x 8'6 plus depth of wardrobes (2.06m x 2.59m plus depth of wardrobes)

Two double wardrobes. Radiator. Coving. Window to front.

### Re-Fitted Bathroom

White suite of 'claw-foot' bath with 'rain' shower over and screen. Wash hand basin in white high-gloss vanity unit with two drawers. Low Level W.C. Moroccan inspired tiled floor. White 'Metro' style tiling around the bath area and splashbacks. Chrome and white radiator/towel rail. Window to side. Coving.

### Front Garden

Two areas finished with stone chippings. Tarmac driveway providing parking for four cars and access to:-

### Double Garage

16'7 x 17'4 (5.05m x 5.28m)

One half currently partitioned off and used as a Home Office/Gym with double glazed, double doors to garden having matching side screens. Opening to Workshop or Garage Area. Light and electric.

### Rear Garden

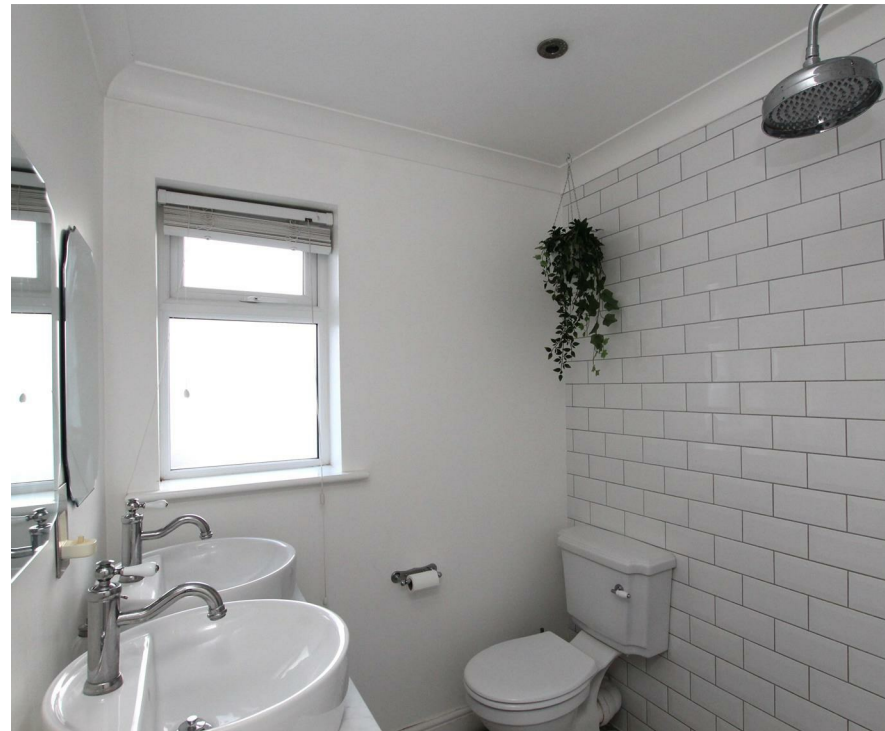
Approached via timber gate. Paved patio. Lawn. Recessed area for hot-tub with lighting.

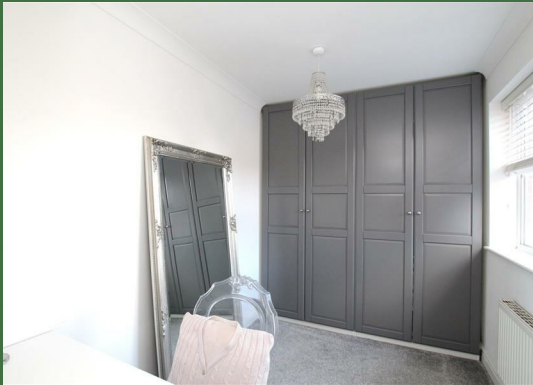
### Additional Information

Tenure: Freehold. EPC Rating: C. Council Tax Band: D - West Lindsey

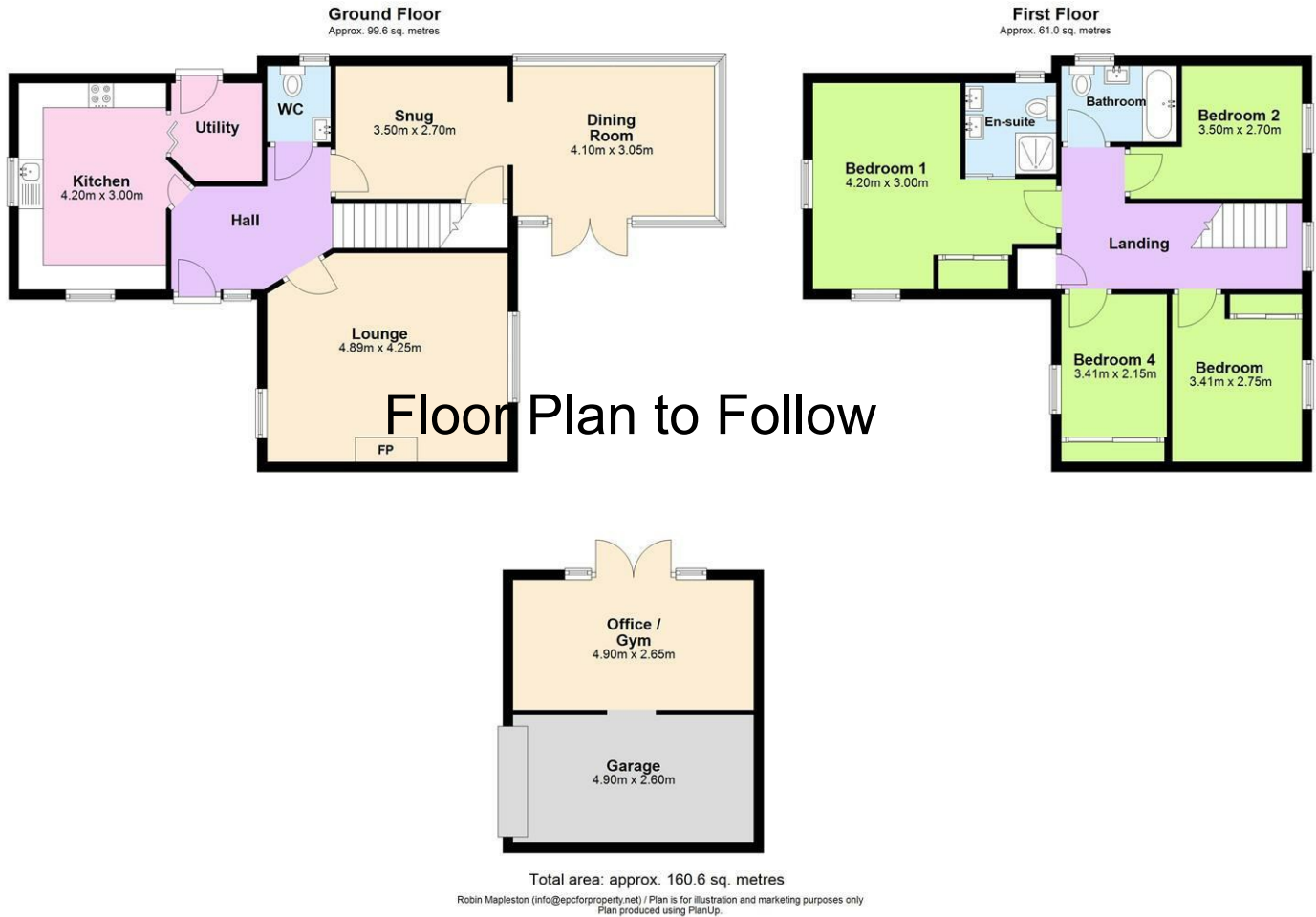
Services: All mains services are connected with Gas Radiator Heating.

Maintenance Charge: To Be Confirmed but believed to be in the region of £180.00 per annum





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 75                      | 84        |
| <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.