



**1a Rasen Road**

Tealby, Market Rasen, LN8 3XL

**£565,000**

Standing proud in this wonderful elevated position with far-reaching, scenic views to all elevations, we are delighted to offer for sale this superb detached Four Double bed roomed residence. The property is set back from Rasen Road via a private driveway within a generous wraparound plot of approximately 0.2 acres (STS) with a large Attached Garage and Workshop. The beautifully presented and spacious internal living accommodation briefly comprises of Reception Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Study, Ground Floor WC, Galleried Reception Landing, Master Bedroom with En-Suite Shower Room, large Family Bath/Shower Room and three further Double Bedrooms each with fitted Storage/Cupboards. The pretty gardens are set to majority formal lawns with a large paved patio area enjoying views across Tealby Village, the Church and the Lincolnshire Wolds. An early viewing is highly recommended.



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**SERVICES**

Mains electric, water and drainage. Oil-fired central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – G**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Tealby is a highly desirable and picturesque village situated in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, approximately 3 miles North-East from the town of Market Rasen. The village has a thriving local community which includes a Primary School (OFSTED Graded 'Outstanding'), a Community-run Village Shop that offers fantastic local produce, the Village Hall and Church, Children's Park, Bridal Boutique, Public House, Tea Room, Tennis courts and Bowls Club and on the edge of the village is 'Sunnyside Farm Shop' which also offers a wealth of local products and Tea Rooms. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way' and cycle routes that are also highly recommended.





## DIRECTIONS

Leaving Market Rasen via Jameson Bridge Street, head straight onto Tealby Road and continue for approximately 3 miles into the village of Tealby. Upon entering the village on Rasen Road, continue into the village and the property can be found on the right hand side down a private drive just on the brough of the hill before the Church.

## ACCOMMODATION

### RECEPTION HALL

20' 7" x 6' 5" (6.29m x 1.96m), having composite entrance door with inset panels and complementing full length side panels both with frosted privacy screening, engineered oak flooring, exposed brickwork feature wall, radiator, recessed downlighting, staircase to the First Floor, doors to all principal rooms and arch to the Inner Hallway.

### INNER HALLWAY

6' 4" x 2' 7" (1.95m x 0.79m), leading to the Study, Ground Floor WC and double doors opening to a sizeable and useful Cloaks/Storage cupboard with recessed downlighting.

### WC

4' 10" x 3' 4" (1.48m x 1.03m), having double glazed window with frosted privacy screening to the front elevation, recessed downlighting, painted part-timber panelling to half walls, contrasting tiled inset to the window ledge and the corner vanity wash hand basin unit with mirrored doors, WC, radiator and tiled flooring.

### STUDY

10' 4" x 10' 11" (3.15m x 3.34m), having double glazed window to the front elevation, a comprehensive range of fitted bespoke shelving and cupboards, work area for computer/laptop, recessed downlighting, further downlighting over the shelving, radiator and telephone point.

### LOUNGE

20' 1" x 14' 9" (6.14m x 4.50m), having large double glazed window to the front elevation, double doors to the Dining Room, Ancholme stone feature fireplace with inset log burner, four wall light points and radiator.

### DINING ROOM

11' 5" x 14' 11" (3.48m x 4.55m), having uPVC double glazed French-style doors opening onto the side paved patio, double glazed window to the rear elevation, ceiling light point and radiator.

### BREAKFAST KITCHEN

20' 7" x 11' 8" (6.28m x 3.56m), having a range of cream shaker-style base units with solid wood work surfaces above, tiled upstands, further complementing units to eye-level, ceramic sink with chrome mixer tap over, integral fridge, freezer, Neff electric oven, hob with extractor hood over, Dado rail, picture rail, tiled flooring, central heating thermostat/control panel, recessed downlighting, radiator and double glazed window and door to rear elevation.





#### UTILITY ROOM

8' 7" x 10' 2" (2.63m x 3.12 m), having tiled flooring, window and door leading to the Garage, spaces for a washing machine, dishwasher and tumble dryer situated beneath the work surface area, tiled upstands, fitted units to eye-level, space for an American-style refrigerator, tiled flooring and striplighting to ceiling.

#### FIRST FLOOR LANDING

Having loft access hatch to roof space, radiator, two ceiling light points, one wall light point, double glazed window to rear elevation, built-in storage cupboard and doors to all principal First Floor rooms.

#### MASTER BEDROOM

20' 1" x 13' 0" (6.14m x 3.97m)(max)(measured to wardrobes), having uPVC double French-style doors to the Juliette balcony overlooking the front garden and spectacular far-reaching views, a comprehensive range of built-in wardrobes to one wall, two radiators, recessed downlighting and door to the En-Suite.



#### EN-SUITE

10' 11" x 8' 1" (3.34m x 2.47m), having a large, enclosed shower cubicle with glazed opening door, inset Aqualisa stop/start power shower, tiled flooring, vanity unit with twin basins, built-in storage underneath, marble surfaces, large double glazed window to the front elevation, WC, vanity mirror, shaver point, radiator, recessed downlighting and a useful L-shaped walk-in eaves storage cupboard with ceiling light point, shelving and housing the plumbing.



#### BEDROOM TWO

16' 11" x 9' 3" (5.18m x 2.82m) plus 4' 2" x 6' 0" (1.29m x 1.84m), having large bay/dormer window to the side elevation, large walk-in wardrobe, airing cupboard housing the hot water cylinder, ceiling light point, radiator and access into the eaves.

#### BEDROOM THREE

10' 0" x 9' 10" (3.06m x 3.02m)(into dormer window), having large dormer window to the rear elevation with stunning views across to the Church, ceiling light point, radiator and large walk-in wardrobe with lighting, shelving and hanging rails.

#### BEDROOM FOUR

14' 2" x 11' 1" (4.33m x 3.38m)(into dormer window), having large dormer window to the rear elevation with stunning views across to the Church, ceiling light point, radiator and storage cupboard/wardrobe with lighting, shelving and hanging rails.



#### FAMILY BATHROOM

14' 2" x 9' 4" (4.33m x 2.85 m)(max), a modern white suite comprising of large bath with chrome mixer taps and hand-held shower wand over, wash hand basin, WC and separate enclosed shower cubicle with Aqualisa stop/start power shower and marble effect aqua-panelling, large airing cupboard with shelving and radiator, tiled flooring, double glazed window to the side elevation, feature timber panelling to half walls and radiator.



## OUTSIDE

Occupying a generous and wonderfully secluded plot just off Rasen Road, the property is accessed via a private driveway for only two properties leading to the large reception driveway and inturn to the Attached Garage. There are lawned front gardens with inset flowerbeds and a pathway leading to the Front Entrance door. A small picket fenced gateway opens onto the side garden with a large paved patio area and the wraparound lawns continuing to the rear aspect, naturally screened by foliage, mature trees and shrubbery. There are wonderful panoramic views across the village and a useful garden gate leading down to the public footpath leading onto Church Lane and into the heart of the Village.

To the far side of the property there is a further small picket fenced gateway, a log store, oil tank, wheelie bin storage area, stone walled rockery-style garden area and a picturesque small runnel flowing through this area.



## GARAGE

19' 9" x 11' 9" (6.03m x 3.59m) plus 12' 7" x 14' 3" (3.84m x 4.36m), a large Tandem Garage/Workshop with large sliding full length doors, integral door and window to the Utility Room, window to the rear elevation, strip-lighting to ceiling and door to the Boiler Room.

## BOILER ROOM

3' 0" x 7' 4" (0.92m x 2.26m), having shelving, ceiling light point and floor standing Worcester Bosch oil-fired central heating boiler.

### 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](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.

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### 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

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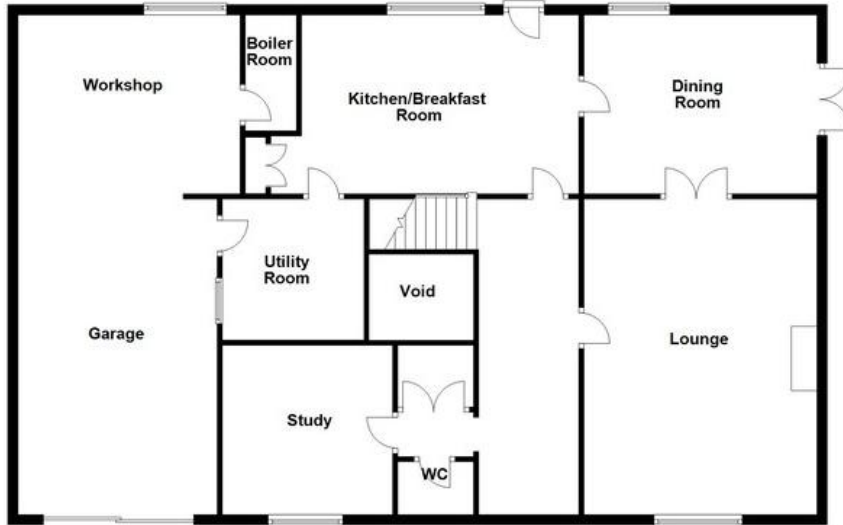
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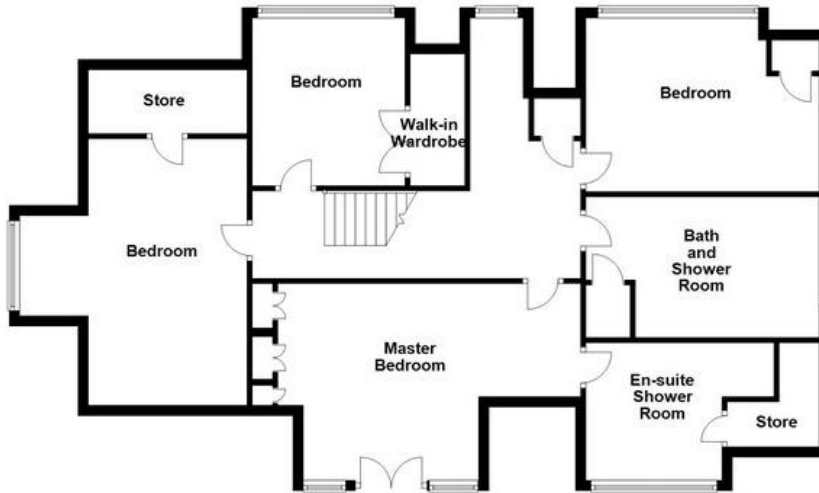
### Ground Floor

Approx. 151.2 sq. metres (1627.2 sq. feet)



### First Floor

Approx. 110.3 sq. metres (1187.3 sq. feet)



Total area: approx. 261.5 sq. metres (2814.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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