



Templers Terrace, 6 Cow Lane

Tealby, Market Rasen, LN8 3YB

£300,000

This is a beautiful example of a Three Bedroomed Semi-Detached Period Cottage, positioned in this picturesque village of Tealby, which is positioned within the Wolds in Lincolnshire. The property has internal accommodation to comprise of; Entrance Hallway, Utility Room, Lounge, steps down to Sitting Room, Dining Room, Ground Floor Bathroom, Kitchen, First Floor Landing leading to Three Bedrooms and Separate WC/Cloakroom. Outside, there is a driveway to the front, providing generous parking for vehicles and leading to the rear of the property. There is also a summer house, sheds, extensive cottage-style planted gardens to the side and rear, greenhouse and outbuildings. Viewing of the property is highly recommended to appreciate the accommodation and the position it sits in this popular, picturesque village of Tealby.





SERVICES

All mains services available. Gas-Fired Central Heating.

EPC RATING – D

COUNCIL TAX BAND – D

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 also 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, Tearoom, Tennis courts and Bowls Club. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way' and cycle routes that are also highly recommended. Excellent road and rail commuting links are also within easy reach.



DIRECTIONS

From our Market Rasen office proceed east along the A631, at the traffic lights turn left onto Jameson Bridge Street (B1203) and proceed along for some time taking you out of Market Rasen on Walesby Road. Proceed along Walesby Road which turns into Tealby Road and Rasen Road. Continue along Rasen Road turning right onto Cow Lane and the property can be located on the right hand side and easily identified by the Mundys 'For Sale' Board.

ACCOMMODATION

ENTRANCE HALL

6' 0" x 9' 10" (1.83m x 3m) With window to the front, uPVC door to the front, radiator, fitted cupboards and doors to the Utility Room and Lounge.



UTILITY ROOM

4' 11" x 9' 9" (1.5m x 2.97m) With uPVC window to the side and space for fridge freezer.

LOUNGE

16' 0" x 15' 11" (4.88m x 4.85m) With sliding doors and windows to the front, two uPVC feature bay windows to the side, beams to the ceiling, steps down to the Sitting Room and radiator.

SITTING ROOM

14' 2" x 11' 1" (4.32m x 3.38m) With windows and doors to the rear, decorative fireplace, door to the Dining Room and Lounge, fitted storage cupboards and radiator.



DINING ROOM

14' 6" x 12' 5" (4.42m x 3.78m) With window to the rear, under-stairs storage cupboard, decorative fireplace and radiator.

KITCHEN

13' 6" x 7' 0" (4.11m x 2.13m) With double glazed window to the front, fitted with base units and drawers with work surfaces over, sink and drainer with mixer tap above, spaces for cooker, fridge and washer, wall mounted units with complementary tiling below and door to the Dining Room.

INNER HALLWAY

With window to the front, stairs to the first floor landing and door to the Bathroom.

BATHROOM

9' 6" x 4' 7" (2.9m x 1.4m) With window to the front, suite to comprise of; walk-in bath with shower over, WC, wash hand basin, chrome towel radiator and partly-tiled walls.

LANDING

With doors to Three Bedrooms and WC.

WC

4' 4" x 4' 1" (1.32m x 1.24m) With WC, wash hand basin, airing cupboard housing gas central heating boiler and partly-tiled walls.





BEDROOM 1

15' 1" x 9' 5" (4.6m x 2.87m) With window to the rear, radiator and fitted wardrobes.

BEDROOM 2

11' 1" x 8' 8" (3.38m x 2.64m) With window to the rear, radiator and fitted wardrobes.

BEDROOM 3

10' 4" x 9' 3" (3.15m x 2.82m) With window to the side and radiator.

OUTSIDE

To the front of the property there is a gated driveway providing generous parking facilities. To the rear of the property there is a paved seating area with mature well-stocked cottage-style planted gardens, secluded greenhouse and brick built store with WC and shed. To the side there is an extensive lawned garden with flowerbeds, mature shrubs and trees, summer house, shed and hard-standing for further vehicular parking.

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

Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilsen 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 then we will receive a referral fee of up to £125.

Coverings 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 roughly 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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