



Brook Lodge, 34B Rasen Road

Tealby, Market Rasen, LN8 3XL

£295,000

Presenting a detached bungalow built in 2002 within the sought-after village of Tealby in the picturesque Lincolnshire Wolds. The property boasts two Double Bedrooms, modern Shower Room, spacious Lounge with a Conservatory off and a good-sized Kitchen/Diner with integrated appliances. Outside a generous block-paved frontage provides convenient parking and there is a low maintenance garden to the rear. The property is situated in this popular non-estate location and is within a short walk of the village pub and shop whilst also having easy access to Market Rasen and Louth. The property further benefits from No Onward Chain and viewing is recommended.



34B Rasen Road, Tealby, Market Rasen, LN8 3XL



SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE – Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Tealby is a village and civil parish in the West Lindsey District of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles North-East from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.





ACCOMMODATION

HALLWAY

With timber door to the front elevation, storage cupboard and radiator.

LOUNGE

19' 6" x 11' 8" (5.94m x 3.56m), with timber window to the front elevation, fire surround and hearth with gas fire and radiator.

CONSERVATORY

11' 3" x 11' 2" (3.43m x 3.4m), with UPVC double glazed windows and double doors to the rear garden, tiled flooring and power points.



KITCHEN/DINER

15' 8" x 12' 11" (4.78m x 3.94m), with timber windows to the front and side elevations, timber stable door to the side elevation, tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashbacks, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, integrated fridge, plumbing and spaces for a washing machine and dishwasher, radiator, spotlighting and wall-mounted gas-fired central heating boiler.

BEDROOM 1

9' 10" x 9' 1" (3m x 2.77m), with timber window to the rear elevation, built-in wardrobe and radiator.



BEDROOM 2

9' 1" x 8' 4" (2.77m x 2.54m), with timber window to the rear elevation and radiator.

SHOWER ROOM

9' 3" x 9' 1" (2.82m x 2.77m), with timber window to the side elevation and suite to comprise of low level WC, walk-in shower cubicle and wash hand basin with a range of surrounding cupboards with work surface over, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a large block-paved driveway providing ample off-street parking and access to the rear garden which is low maintenance, mainly gravelled and has a patio seating area.





WEBSITE

Our detailed website show 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

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

Claverings 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

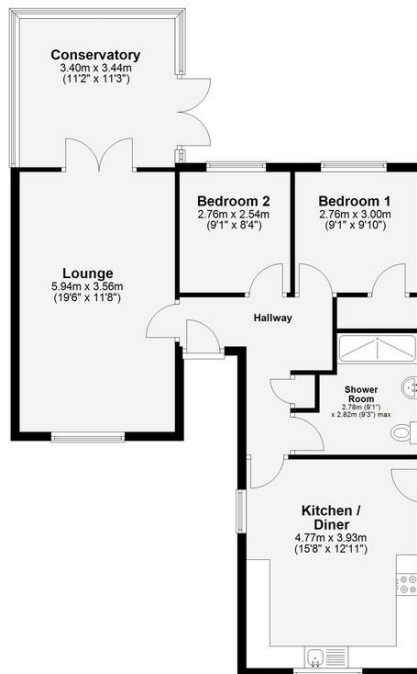
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's 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 as not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 84.7 sq. metres (912.0 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net

01673 847487

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

