



## Cherry Tree Cottage, Plot 4, Old Barn Drive

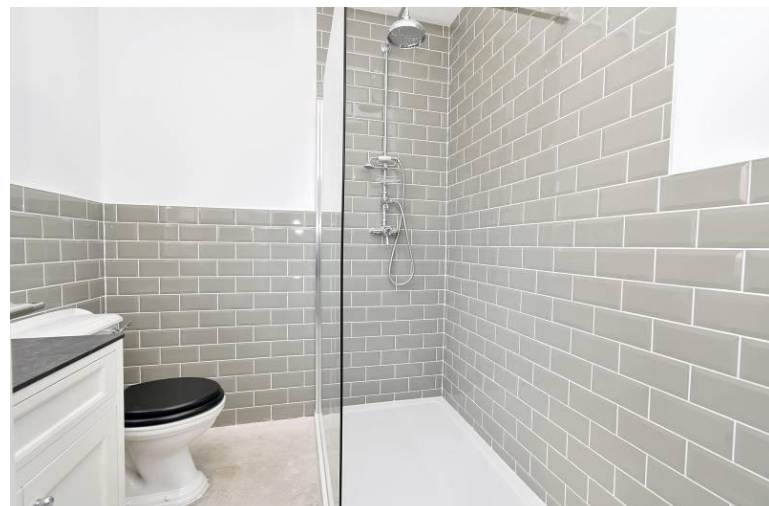
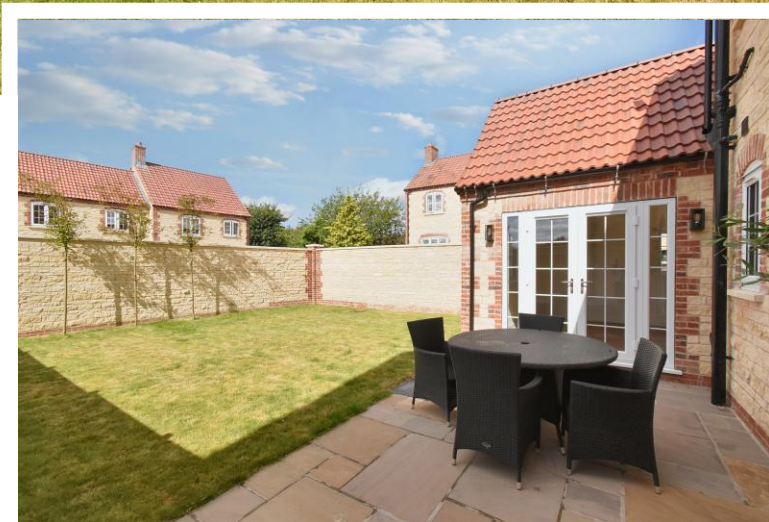
Tealby, Market Rasen, LN8 3YB

**£375,000**

An exclusive scheme of six, semi-detached, three bedroom cottages in the beautiful and historic village of Tealby. Cherry Tree Cottage has internal accommodation to comprise of Entrance Hall, Study Area, Lounge/Bedroom, WC, Utility Room, Open Plan Living Kitchen Diner, Utility Room and First Floor Landing leading to two double Bedrooms, En-suite and a Family Bathroom. For more information please call Mundys on 01673 847487.



**Old Barn Drive, Tealby, Market Rasen, LN8 3YB**



**COUNCIL TAX BAND – TBC**

**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.

**DISCLAIMER**

Some of the internal photography used in the marketing of this property are taken from the Show Home to provide an indication of the specification and finish of the property.

**STANDARD SPECIFICATION**

**FLOORING**

High Quality Karndean Flooring to ground floor. Carpet in a choice of colours to upstairs rooms.



#### KITCHEN

Handmade bespoke kitchen by local cabinet maker Peter Jackson.

Quartz countertops.

Range Cooker with extractor fan above.

Stainless steel integrated Microwave.

Integrated fridge and freezer.

Undercounter ceramic sink with high quality taps.

#### BATHROOMS

High quality white sanitary ware with chrome fittings.

Superb ceramic tiling to bathrooms.

Currently prospective purchasers can choose between contemporary fitted units or freestanding Heritage sanitary ware to bathroom.

Chrome ladder towel rail.

Ground Floor Cloakroom with quality white sanitary ware and chrome mixer taps

#### HEATING

Traditional Gas central heating with A rated condensing boiler.

Underfloor heating to the ground floor.

Radiators to first floor.

#### SAFETY/SECURITY

Mains operate smoke/heat detectors.

#### ADDITIONAL

TV and Telephone points to living areas and TV points in all Bedrooms.

High quality contemporary KLIK sockets and switches.

A combination of white painted solid and glazed wooden doors with high quality chrome door furniture.

Electric extractor fans to kitchen, bathroom, shower room and cloakroom.

#### ACCOMMODATION

##### ENTRANCE HALL

##### WC

STUDY AREA - 6' 9" x 6' 6" (2.06m x 1.98m)

UTILITY ROOM - 9' 11" x 7' 4" (3.02m x 2.24m)

LOUNGE/BEDROOM - 12' 9" x 11' 10" (3.89m x 3.61m)

OPEN PLAN KITCHEN/DINING & LIVING - 25' 4" x 12' 0" (7.72m x 3.66m)

##### FIRST FLOOR LANDING

BEDROOM - 13' 0" x 11' 5" (3.96m x 3.48m)

EN-SUITE - 7' 1" x 6' 8" (2.16m x 2.03m)

BEDROOM - 11' 1" x 9' 9" (3.38m x 2.97m)

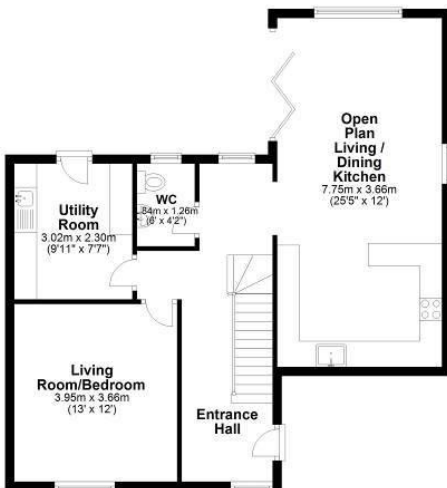
BATHROOM - 7' 6" x 5' 7" (2.29m x 1.7m)

OUTSIDE - To the rear of the property there is a lawned, walled garden with a paved patio seating area. There are two parking spaces to the rear.

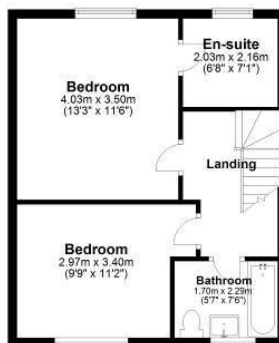




#### Ground Floor



#### First Floor



For illustration purposes only.  
Plan produced using PlanUp.

Plot 4, Cherry Tree Cottage, Old Barn Drive, Tealby

#### 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](http://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

SBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson 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.

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 thoroughly 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 are 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 as not verified.

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