



## Burn How Cottage, 22 Caistor Lane, Tealby

Market Rasen, LN8 3XN

**£519,000**

A fantastic opportunity to purchase this semi-detached stone-built cottage within the heart of the sought-after village of Tealby. The property has open countryside views across the Lincolnshire Wolds to the rear and is within a short walk of the village centre with a shop, tea room and pub. Internally the property has been tastefully updated and refurbished by the current owners whilst retaining many of its original features and charm. One of the property's stand out features is a superb high specification fitted Kitchen, featuring a range of integrated appliances, granite work surfaces, double Belfast sink with instant hot water tap, underfloor heating and large glass windows with double doors overlooking the open views to the rear. In further detail the accommodation comprises of Reception Hallway/Dining Room, Inner Hallway, Cloakroom, Lounge with double doors onto a decking area, Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside the integral garage can be accessed via the front of the property and there is a generous lawned garden to the rear and two raised decked seating areas, enhancing the views to the rear. Viewing of the property is essential to appreciate the standard of accommodation on offer and the position it sits within this sought-after village location.





**SERVICES**

All mains services available. Gas central heating. Underfloor heating to the Kitchen.

**EPC RATING** – E

**COUNCIL TAX BAND** – E

**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

### RECEPTION HALL / DINING ROOM

15' 7" x 14' 5" (4.75m x 4.39m), with external door, two windows with secondary glazing, stairs to First Floor, stairs to the lower level, oak flooring and radiator.

### INNER HALLWAY

With tiled flooring and external door.

### CLOAKROOM

With tiled flooring, low level WC and wash hand basin.



### LOUNGE

15' 3" x 18' 1" (4.65m x 5.51m), with two windows with secondary glazing, external double doors, oak flooring, fire surround and hearth and radiator.

### KITCHEN

18' 1" x 11' 9" (5.51m x 3.58m), with windows and double doors, tiled flooring with underfloor heating, fitted with a range of wall, base units and drawers with granite work surfaces over, matching upstand, integral oven, microwave, fridge freezer, drinks cooler and warming drawer, Rangemaster cooker, centre island with breakfast bar having base units with granite work surfaces over, double Belfast sink and instant hot water tap and plumbing for washing machine is located in the understairs cupboard.



### FIRST FLOOR LANDING

Giving access to three Bedrooms and Family Bathroom.

### BEDROOM 1

24' 8" x 13' 6" (7.52m x 4.11m), with window with secondary glazing, Velux window and radiator.

### BEDROOM 2

18' 6" x 13' 11" (5.64m x 4.24m), with window with secondary glazing, Velux window and radiator.

### BEDROOM 3

15' 7" x 7' 5" (4.75m x 2.26m), with window with secondary glazing and radiator.



### BATHROOM

7' 11" x 6' 10" (2.41m x 2.08m), with double glazed window, tiled flooring, part-panel boarded walls, radiator with heated towel rail and suite to comprise of bath with rainfall shower over, low level WC and wash hand basin with storage cupboard and drawers below.



## OUTSIDE

To the front of the property there is access to the integral single garage with up and over door, power, lighting and door to the Reception Hall/Dining Room. To the rear of the property there are two raised decked seating areas with steps leading down to a generous-sized lawned garden overlooking countryside views, with a wide variety of shrubs and trees.

### 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)

### 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.

CNH 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 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 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.
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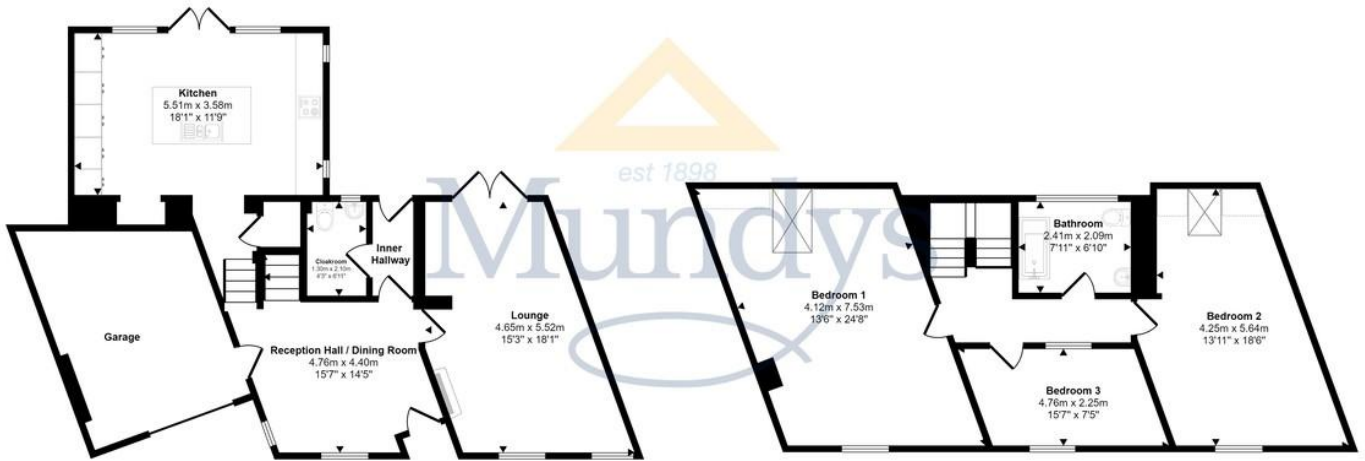
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Approx Gross Internal Area  
151 sq m / 1626 sq ft



Ground Floor  
Approx 82 sq m / 886 sq ft

First Floor  
Approx 69 sq m / 739 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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