



21 Rasen Road

Tealby, Market Rasen, LN8 3XL

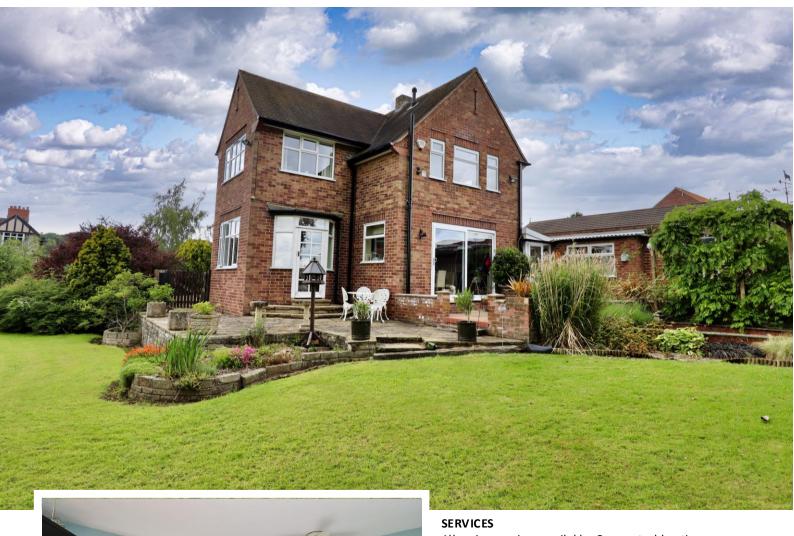
£585,000

A fantastic opportunity to purchase this four bedroomed detached family home situated in an elevated position, on a generous sized plot of approx. 0.68 acres (subject to survey) with views across the village. Tealby is set within the heart of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property is within a short walk of the village centre, tea room, shop, pub and local primary school. Internally the property requires some updating and has living accommodation to briefly comprise of Hallway, Downstairs WC, Lounge, Dining Room, Kitchen, Pantry and an Inner Passage which leads to the Office, further WC, Utility Room and Garage. The First Floor Landing gives access to a Family Bathroom, Separate WC and four Bedrooms, with the Main Bedroom having two walk-in wardrobes, Dressing Area and En-suite Bathroom. Outside there is a driveway providing ample off road parking and giving access to the Garage, mature and well-maintained gardens, along with a pleasant patio seating area, a garden pond and two further outbuildings. Viewing of the property is essential to appreciate the position of the property and the plot on which it sits within this sought after village location.





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All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAN D – G.

 $\textbf{LOCAL AUTHORITY} \cdot West\ Lindsey\ District\ Council\ .$

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.

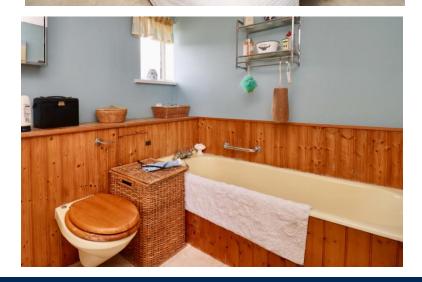
ACCOMMO DATION

HALL

With external door, solid wood flooring and radiator.

LOUNGE

 $15' \, 11'' \, x \, 13' \, 10'' \, (4.85 \, m \, x \, 4.22 \, m)$, with two UPVC double glazed windows, fire surround and hearth with gas fire inset and two radiators.









DINING ROOM

13' 10" x 10' 10" (4.22m x 3.3m), with UPVC double glazed window, bay with two UPVC windows and external door and radiator.

WC

With low level WC, wash hand basin and timber window.

KITCHEN

15' 10" x 12' 3" (4.83m x 3.73m), with timber window, UPVC double glazed sliding doors, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral double oven, four ring gas hob with extractor fan, radiator and access to the pantry.

PANTRY

8' 5" x 4' 11" (2.57m x 1.5 m), with shelving.

INNER PASSAGE

With external door and UPVC double glazed window and access to office, WC, utility room and garage.

UTILITY ROOM

 $9'5" \times 7'5"$ (2.87m x 2.26m), with UPVC double glazed window, vinyl flooring, base unit with stainless steel sink, plumbing and space for washing machine below and radiator.

WC

With timber window and low level WC.

OFFICE

18' 2" x 8' 2" (5.54m x 2.49m), with two UPVC double glazed windows, storage cupboard and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window and access to four bedrooms, family bathroom and WC.

BEDROOM 1

13' 10" x 12' 2" (4.22m x 3.71m), with two UPVC double glazed windows, walk-in wardrobe and radiator.

DRESSING AREA

With UPVC double glazed window, radiator and access to walk-in wardrobe.

EN-SUITE

9' 1" x 7' 5" (2.77m x 2.26 m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath and radiator.

BEDROOM 2

13' 10" x 12' 10" (4.22m x 3.91m), with two UPVC double glazed windows, built-in wardrobe and radiator.

BEDROOM 3

 $12' \, 4'' \, x \, 10' \, 10'' \, (3.76 \, m \, x \, 3.3 \, m)$, with three UPVC double glazed windows, built-in wardrobe and dressing table and radiator.

BEDROOM 4

10' 3" x 9' 11" (3.12m x 3.02m), with two UPVC double glazed windows, radiator and airing cupboard housing the gas fired central heating boiler.





BATHROOM

 $8'\,5''\,x\,7'\,5''$ (2.57m x 2.26 m), with UPVC double glazed window, vinyl flooring, bath, shower cubicle, wash hand basin, partly tiled walls and radiator.

With UPVC double glazed window, low level WC and wash hand basin.

OUTSIDE

There is a driveway providing ample off road parking and gives access to the garage. There is access leading to the gardens which are mainly laid to lawn with a wide variety of mature plants, shrubs and trees, a raised patio seating area with a garden pond and pathway giving access to the two outbuildings.

SEL LINGY OUR HOME – HOW TO GOAB OUT IT

We are happy to offer RREE ad vice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring

REFERRAL FEE N FOR MA TION — W HOW E MAY R EFER YOUTO
Sliks &B etteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Graywho will be ableto provide information to you on the Convey and in gs ervices they can offer. Should you decide up to £150 per sale and £150 per purchas efrom them.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive are ferral feed up to £125.

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RIC SHome Buyer Reports, call 01522 556088 and ask for Steven Spivey MR ICS.

Thed etails 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 giver epresentation or warranty what ever in relation to this property.

First Floor Approx. 96.7 sq. metres (1041.3 sq. feet)

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Total area: approx. 230.5 sq. metres (2480.6 sq. feet) Mundys Estate Agents Plan produced using PlanUp

29 - 30 Silver Street Lincoln **LN2 1AS**

22 Queen Street Market Rasen **LN8 3EH**

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.

