



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.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

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

HALL

With external door, solid wood flooring and radiator.

LOUNGE

15' 11" x 13' 10" (4.85m x 4.22m), 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 1.5m), 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" x 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 2.26m), 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" (3.76m x 3.3m), 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 2.26m), with UPVC double glazed window, vinyl flooring, bath, shower cubicle, wash hand basin, partly tiled walls and radiator.

WC

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.

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 – HOW 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 them 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 them 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 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 in their ethical:

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 230.5 sq. metres (2480.6 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
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.

