



Pear Tree Cottage, 27 Rasen Road

Tealby, Market Rasen, LN8 3XL



Book a Viewing!

£450,000

A detached period home located within the sought after Lincolnshire Wolds village of Tealby and within a short walk to the village centre, shop, school and public house. The property sits set back from the road within superb mature grounds of approx. 1/3 of an acre and benefits from having a large driveway providing ample off road parking. Internally the accommodation comprises of Entrance Porch, Dining Room, Downstairs WC, Kitchen, Lounge with a log burner and a First Floor Landing leading to three double Bedrooms, Bathroom and an additional Shower Room. The property further benefits from having a converted Garage which could be utilised as a home working space or an annex space as it includes an additional shower room. Viewing of the property is highly recommended to appreciate the position of the property and the plot on which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

PORCH

With four timber windows, external door and access to the dining room.



DINING ROOM

20' 6" x 8' 6" (6.25m x 2.59m), with two timber windows, stairs to the first floor, under stairs storage cupboard and two radiators.

WC

6' 2" x 3' 4" (1.88m x 1.02m), with tiled flooring, low level WC, wash hand basin, extractor fan and radiator.

KITCHEN

11' 5" x 10' 4" (3.48m x 3.15m), with two timber windows, external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, Belfast sink, space for free standing cooker, integrated fridge freezer, plumbing and space for dishwasher and a radiator.

LOUNGE

23' 11" x 12' 1" (7.29m x 3.68m), with five timber windows, built-in shelving and a fireplace with a log burner.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder and a timber window.

BEDROOM 1

13' 2" x 12' 9" (4.01m x 3.89m), with two timber windows, built-in wardrobe and radiator.

BEDROOM 2

10' 8" x 9' 5" (3.25m x 2.87m), with timber window and radiator.

BEDROOM 3

12' 3" x 11' 5" (3.73m x 3.48m), with two timber windows, built-in wardrobe and radiator.

BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m), with timber window, low level WC, wash hand basin, bath, partly tiled walls and radiator.

SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.78m), with timber window, low level WC, wash hand basin, shower cubicle, partly tiled walls and heated towel rail.

OUTSIDE

To the side of the property there is a driveway providing ample off road parking which leads through to the generous sized grounds, which are mainly laid to lawn with a wide variety of mature plants, shrubs and trees. There is also an Outbuilding and Studio/Summer House.

In addition to the accommodation the property offers a detached office/annex space with an additional shower room.

DETACHED OFFICE/ANNEX

With external door, two windows and electric heater.

SHOWER ROOM

With vinyl flooring, low level WC, walk-in shower cubicle, wash hand basin, heated towel rail and extractor fan.





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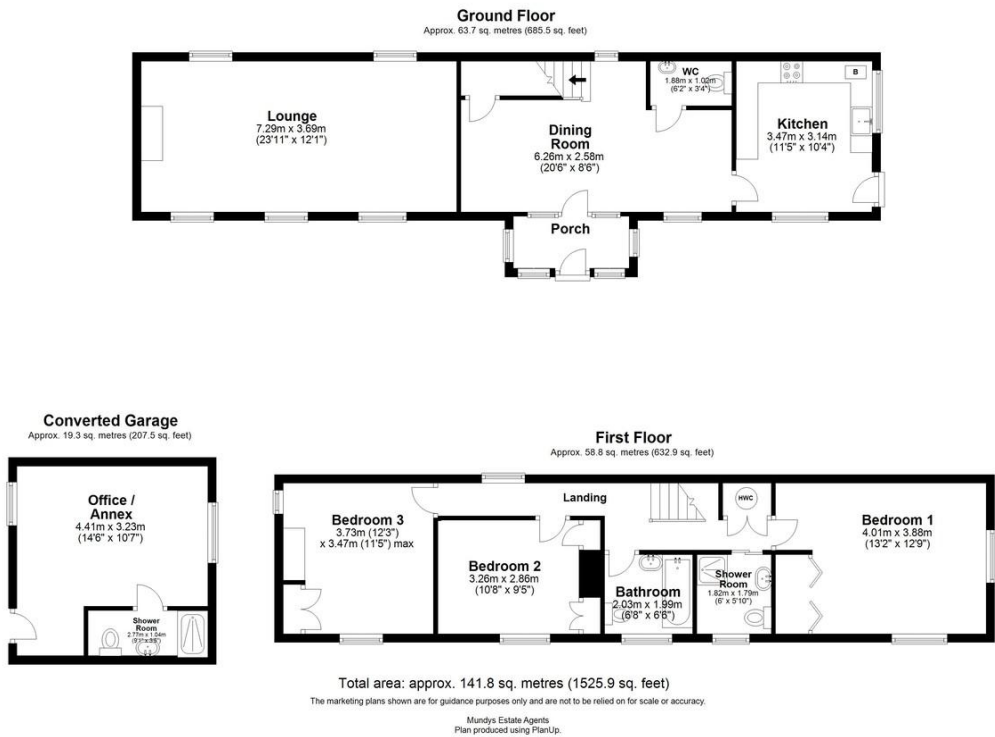
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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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