



11 Sandy Lane, Tealby
Market Rasen, LN8 3YF



Book a Viewing!

£450,000

A very well presented and spacious three bedroomed detached bungalow located within the sought-after village of Tealby, within the Lincolnshire Wolds and within walking distance into the village centre, pub and village shop. Internally the property offers living accommodation to comprise of Inner Hallway, Lounge with double doors to the Kitchen Diner, Garden Room which overlooks the rear garden, three generous sized Bedrooms, two of which have En-suites and an additional WC. The property is set on an elevated corner plot with gardens to the front, side and rear and is accessed via secure Accoya wooden gates and leads to ample off road parking and a detached garage and workshop. Viewing of the property is essential to appreciate the accommodation on offer and the position on which it sits within this sought-after village location.





SERVICES

All mains services available. Gas central heating.

A heat recovery ventilation system is also installed.

EPC RATING – D.

COUNCIL TAX BAND – D.

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

HALLWAY

With external door, access to the roof void and storage cupboard.

LOUNGE

24' 9" x 15' 3" (7.54m x 4.65m) With two UPVC double glazed windows, fire surround and hearth with electric fire inset, two radiators and spotlighting.

KITCHEN/DINER

20' 3" x 10' 9" (6.17m x 3.28m) With UPVC double glazed window, Karndean flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integrated microwave, integral fridge freezer, plumbing and space for washing machine, radiator and spotlighting.

GARDEN ROOM

12' 8" x 12' 4" (3.86m x 3.76m) With UPVC double glazed windows and double doors to the rear garden, UPVC double glazed external door, Karndean flooring, radiator and spotlighting.

WC

6' 3" x 5' 7" (1.91m x 1.7m) With two UPVC double glazed windows, vinyl flooring, low level WC, wash hand basin, partly tiled walls, radiator, spotlighting and access to the airing cupboard housing the hot water cylinder.

BEDROOM 1

14' 10" x 14' 0" (4.52m x 4.27m) With two UPVC double glazed windows, fitted wardrobes, radiator and spotlighting.

EN-SUITE

8' 0" x 4" (2.44m x 0.1m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, bath with shower attachment, tiled surround, storage cupboard, radiator and extractor fan.

BEDROOM 2

11' 2" x 11' 0" (3.4m x 3.35m) With UPVC double glazed window, fitted wardrobes and radiator.

EN-SUITE

7' 4" x 5' 7" (2.24m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, walk-in shower with panel boarding surround, radiator and spotlighting.





BEDROOM 3 / STUDY

11' 0" x 7' 6" (3.35m x 2.29m) With UPVC double glazed window, radiator and spotlighting.

OUTSIDE

The property is accessed through secure Accoya wooden gates leading to the driveway which provides ample off road parking, access to the detached garage and workshop. There are lawned gardens to the side which also leads to the side of the property and a gate which leads to the rear garden. To the rear of the property there are further lawned areas and a paved seating area. To the opposite side of the property is a further paved area and a garden shed.



DETACHED GARAGE

18' 3" x 10' 7" (5.56m x 3.23m)

WORKSHOP

10' 11" x 9' 2" (3.33m x 2.79m)

WEBSITE

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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.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 015 22 55 60 88 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 these 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

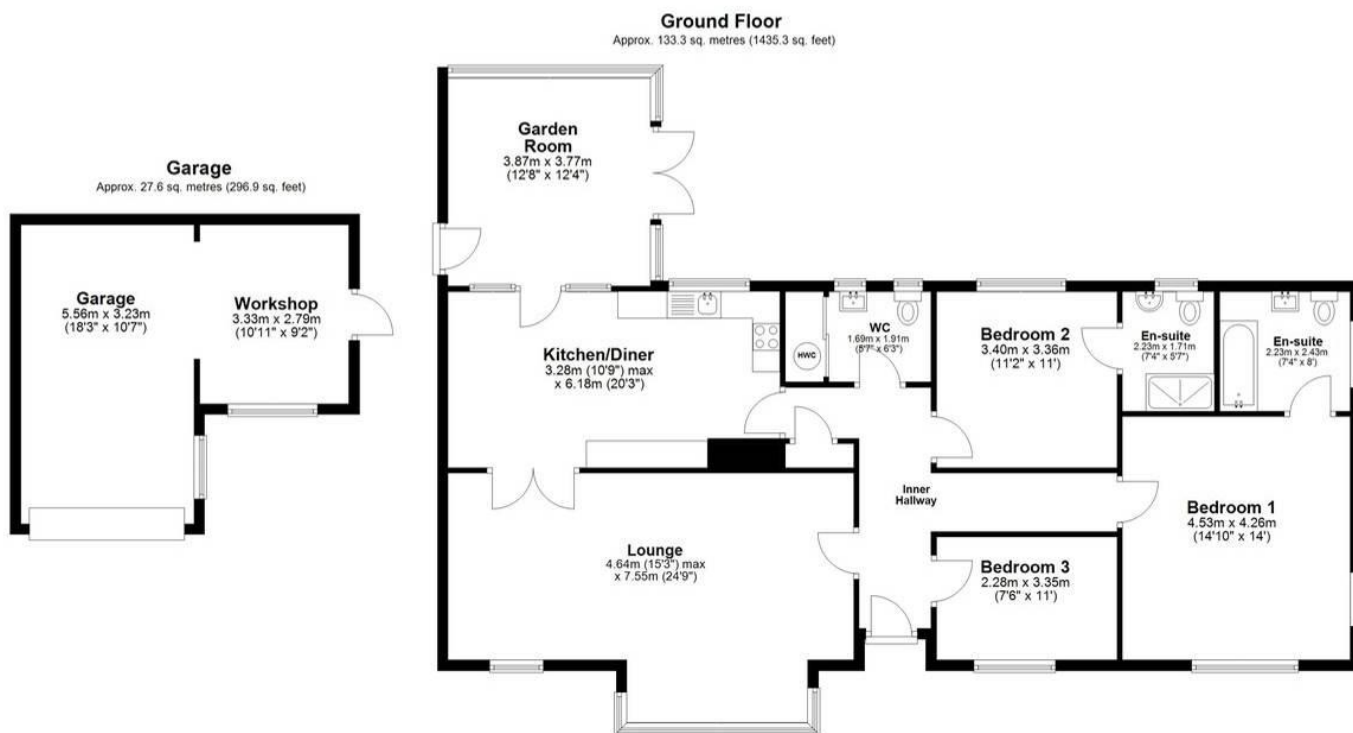
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Total area: approx. 160.9 sq. metres (1732.2 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.



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