



## 7 Front Street

Tealby, Market Rasen, LN8 3XU



Book a Viewing!

**£365,000**

A fantastic opportunity to purchase this generous-sized detached bungalow on a superb plot, within the heart of the sought-after village of Tealby and within a short walk of the village shop, tea room and pub. Internally the property requires modernisation and offers a fantastic opportunity for an extension or development (subject to necessary consents). The property offers living accommodation briefly comprising of Porch, Hallway, Lounge, Snug, Kitchen, Rear Entrance, Pantry, two Double Bedrooms, one having En-Suite Bathroom, Bathroom and Separate WC. Outside there are lawned gardens to the front with a driveway providing off-street parking which also gives access to an integral garage. There is a large well-maintained garden to the rear. The property further benefits from No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TB

**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

### PORCH

With timber Bifold doors and door to Hallway.

### HALLWAY

With radiator and storage cupboard.

### LOUNGE

22' 2" x 13' 11" (6.76m x 4.24m), with three timber windows with secondary glazing and two radiators.

### SNUG

8' 10" x 7' 8" (2.69m x 2.34m), with UPVC double glazed window and double doors, tiled flooring and radiator.

### KITCHEN

10' 9" x 10' 1" (3.28m x 3.07m), with vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer, spaces for freestanding cooker and fridge, plumbing/space for dishwasher, part-tiled walls and radiator.

### PANTRY

10' 9" x 5' 6" (3.28m x 1.68m), with UPVC double glazed window, vinyl flooring and shelving.

### REAR ENTRANCE

With timber external door.

### BEDROOM 1

14' 10" x 9' 11" (4.52m x 3.02m), with timber window with secondary glazing, built-in wardrobe and radiator.



### EN-SUITE

9' 7" x 6' 7" (2.92m x 2.01m), with timber bay window, tiled flooring, part-tiled walls, low level WC, wash hand basin with cupboards below, bath and radiator.

### BEDROOM 2

13' 5" x 11' 2" (4.09m x 3.4m), with two timber windows with secondary glazing, built-in wardrobe, storage cupboard and radiator.



### WC

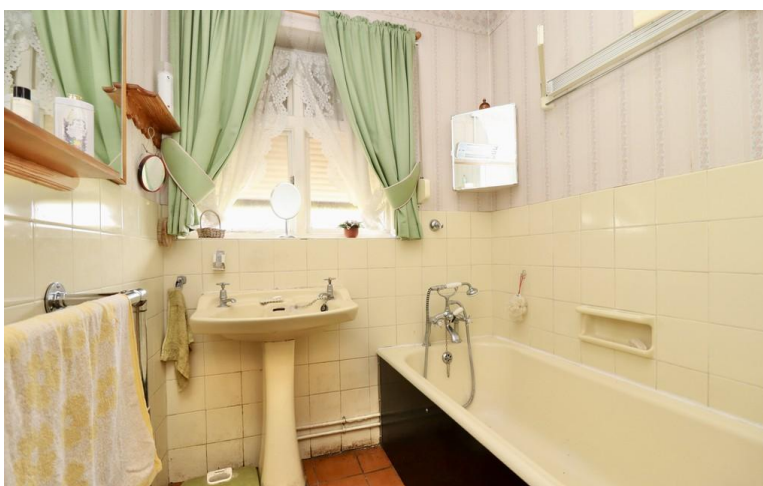
With timber window, tiled flooring, low level WC, wash hand basin and radiator.

### BATHROOM

10' 9" x 5' 6" (3.28m x 1.68m), with timber window, tiled flooring, part-tiled walls, bath, wash hand basin, heated towel rail, radiator and airing cupboard housing the hot water cylinder.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking and giving access to the integral single garage. There is a well-maintained lawned garden with a wide variety of flowers, shrubs and trees. Side access leads to the generous-sized rear garden which is well-maintained and laid mainly to lawn with a wide variety of mature plants, shrubs and trees and a garden shed.





**WEBSITE**

Our detailed website show 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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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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 roughly checked.

**GENERAL**

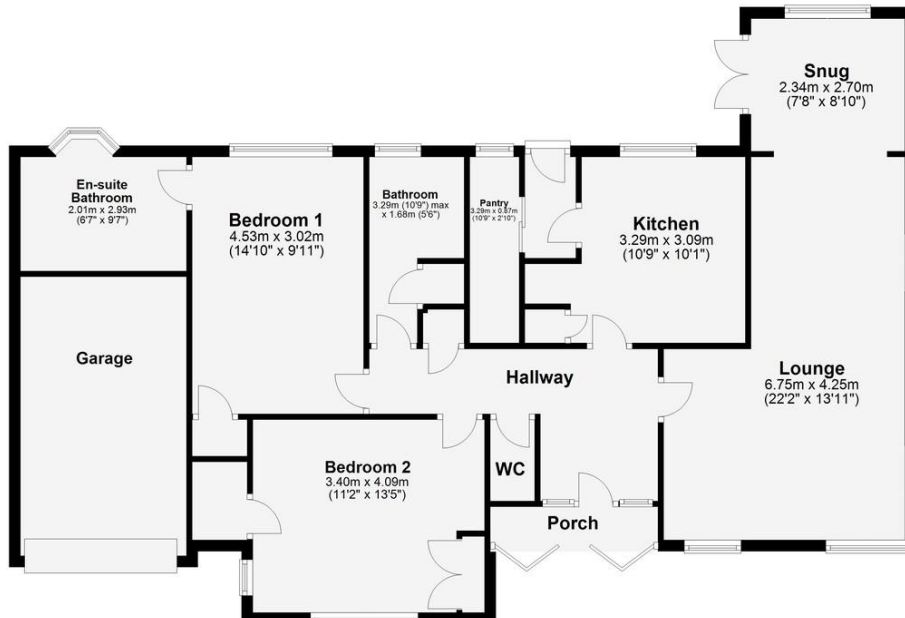
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**Ground Floor**

Approx. 118.0 sq. metres (1270.3 sq. feet)



Total area: approx. 118.0 sq. metres (1270.3 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

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