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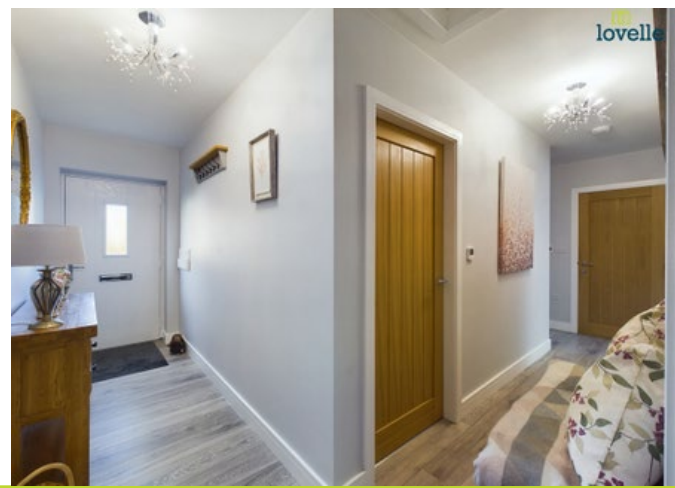


## Millfield Close, Tealby



When it comes to  
property it must be





Offers Over £460,000



EXCEPTIONAL DETACHED BUNGALOW in Popular Wolds Village of Tealby. This stunning modern build bungalow offers spacious and immaculately presented accommodation throughout comprising Entrance Hall, Lounge, Kitchen Dining Living Room, Utility, 3 Bedroom, Ensuite & Bathroom. GENEROUS CORNER PLOT, GARAGE AND DRIVEWAY

Key Features

- Exceptional Detached Bungalow
- Popular Village Location
- Gated Entrance to Cul De Sac
- Immaculately Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge
- EPC rating B
- Tenure: Freehold





Located on a gated development within the heart of the most sought after village of Tealby. With landscaped communal areas and tarmac driveway. The property itself benefits from underfloor heating throughout, bespoke contemporary kitchens with quartz worksurfaces, and integrated appliances

## Situation

The property is situated in the sought after village of Tealby which lies on the western fringes of the Lincolnshire Wolds an area designated as being of Outstanding Natural Beauty. The village itself is very picturesque and has several amenities which include a highly regarded primary school, historic church, bowls club, tennis club, public house, tea room & community village shop. Market Rasen is only 4 miles away. Tealby is also on 'The Viking Way' which leads through to Walesby. The village is situated halfway between Lincoln & Grimsby.

## Entrance Hall

composite front entrance door, LVT flooring, roof void access, storage cupboard housing hot water cylinder and skylight

## Lounge

4.25m x 5.24m (13.9ft x 17.2ft)

double glazed bay window to front aspect and feature fire place

## Kitchen Diner

6.51m x 3.56m (21.4ft x 11.7ft)

a range of fitted wall and base units, breakfast bar, integrated fridge freezer, double electric oven, sink unit, integrated dishwasher, 4 ring hob, double glazed window to rear aspect and LVT flooring

## Living Room

3.43m x 3.63m (11.3ft x 11.9ft)

double glazed window to rear aspect, uPVC French doors, vaulted ceiling and LVT flooring

## Utility

1.8m x 2.66m (5.9ft x 8.7ft)

fitted base units, pantry cupboard, sink unit, space and plumbing for washing machine, space for under counter freezer, wall mounted gas boiler, LVT flooring and uPVC rear entrance door

## Bedroom 1

3.66m x 4.16m (12ft x 13.6ft)

double glazed windows to front and side aspects and vaulted ceiling

## Ensuite

1.95m x 1.82m (6.4ft x 6ft)

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Bedroom 2

3.58m x 3.54m (11.7ft x 11.6ft)

double glazed window to rear aspect

## Bedroom 3

3.14m x 3.07m (10.3ft x 10.1ft)

double glazed window to front aspect

## Bathroom

1.96m x 2.29m (6.4ft x 7.5ft)

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Gardens

occupying a generous corner plot, with landscaped gardens being mostly laid to lawn, with paved patio area, gravelled seating area, greenhouse and raised vegetable beds overlooking a private woodland

## Garage

6.09m x 3.14m (20ft x 10.3ft)

detached garage with electric roller door, power and lighting

## Gated Driveway

gated gravel driveway providing ample off road parking for a number of vehicles and turning circle



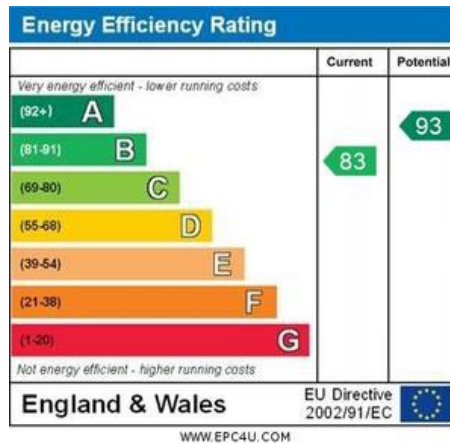


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