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Kingsway, Tealby



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£415,000



EXCEPTIONAL 3 BEDROOM DETACHED BUNGALOW IN A CHARMING VILLAGE LOCATION This bungalow is **IMMACULATELY PRESENTED THROUGHOUT**. Situated in the sought after village of Tealby. The property also has attractive **LANDSCAPED GARDENS** and driveway. ***VIEWING ADVISED***

Key Features

- Beautiful Detached Bungalow
- Charming Village Location
- Immaculately Presented Throughout
- Entrance Hall, Lounge
- Kitchen Diner, Family Bathroom
- 3 Bedrooms, Ensuite
- EPC rating C
- Tenure: Freehold

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Situation

The property is situated in a conservation area 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, two public houses, tea room & village shop. Market Rasen is only 4 miles away. Tealby is also on 'The Viking Way' which leads through to Walesby.

Entrance Hall

1.33m x 3.81m (4'5" x 12'6")

uPVC front entrance door with adjoining side screen, oak flooring, radiator, bespoke hanging storage and fitted storage cupboard

Lounge

4.24m x 3.80m (13'11" x 12'6")

double glazed bow window to front aspect, radiator, bespoke storage and feature fireplace

Kitchen Diner

3.36m x 7.00m (11'0" x 23'0")

a range of fitted base and wall units with contrasting oak work surfaces, integrated washing machine, integrated dishwasher, electric oven with 4 ring electric hob, extractor canopy, wall mounted gas boiler, ceramic butler sink unit, oak flooring, splash backs, double glazed window to rear aspect and double glazed french doors to rear.

Bedroom 1

2.74m x 3.06m (9'0" x 10'0")

double glazed window to side aspect and radiator

Ensuite

1.16m x 2.99m (3'10" x 9'10")

3-piece suite comprising of mains shower cubicle, vanity wash hand basin and low level WC. There panelling to walls, heated towel rail, ceramic tiled flooring and double glazed window to side aspect

Bedroom 2

3.03m x 3.01m (9'11" x 9'11")

dual aspect double glazed windows to front and side aspect and radiator

Bedroom 3

2.05m x 2.84m (6'8" x 9'4")

currently utilised as a dressing room / hobby room with double glazed window to side aspect, a range of fitted storage and radiator

Bathroom

2.58m x 1.81m (8'6" x 5'11")

4-piece suite comprising of free standing roll top bath, mains shower unit, vanity wash hand basin and low level WC. There is panelling to walls, heated towel rail, tiled splash backs, ceramic tiled flooring and double glazed window to side aspect

Gardens

The property occupies a generous plot with gardens to the front and rear. The front garden is mainly lawned. The rear garden is a good size and is mostly laid to lawn with paved patio area, various planted borders and beds with a variety of plants, shrubs, flowers, trees and timber shed.

Gated Driveway

generous gated driveway providing ample off-road parking for a number of vehicles

Agents Notes

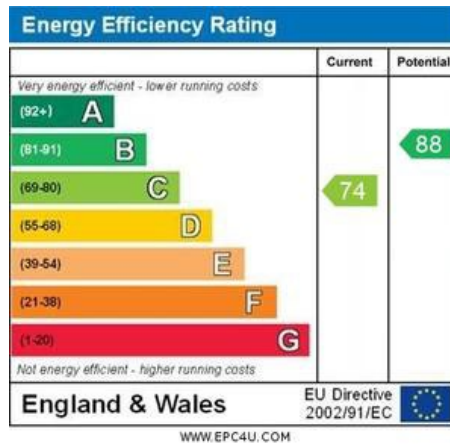
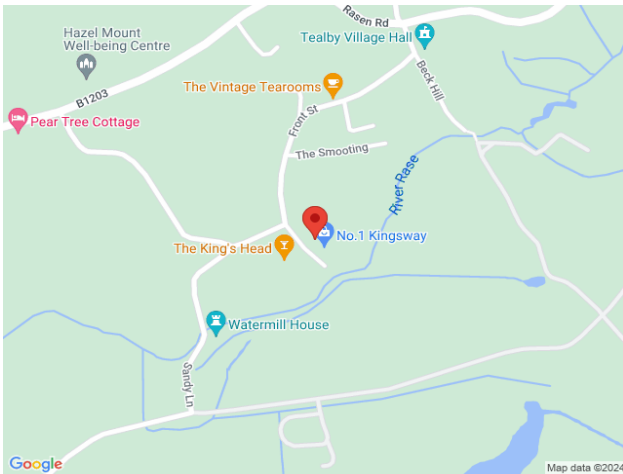
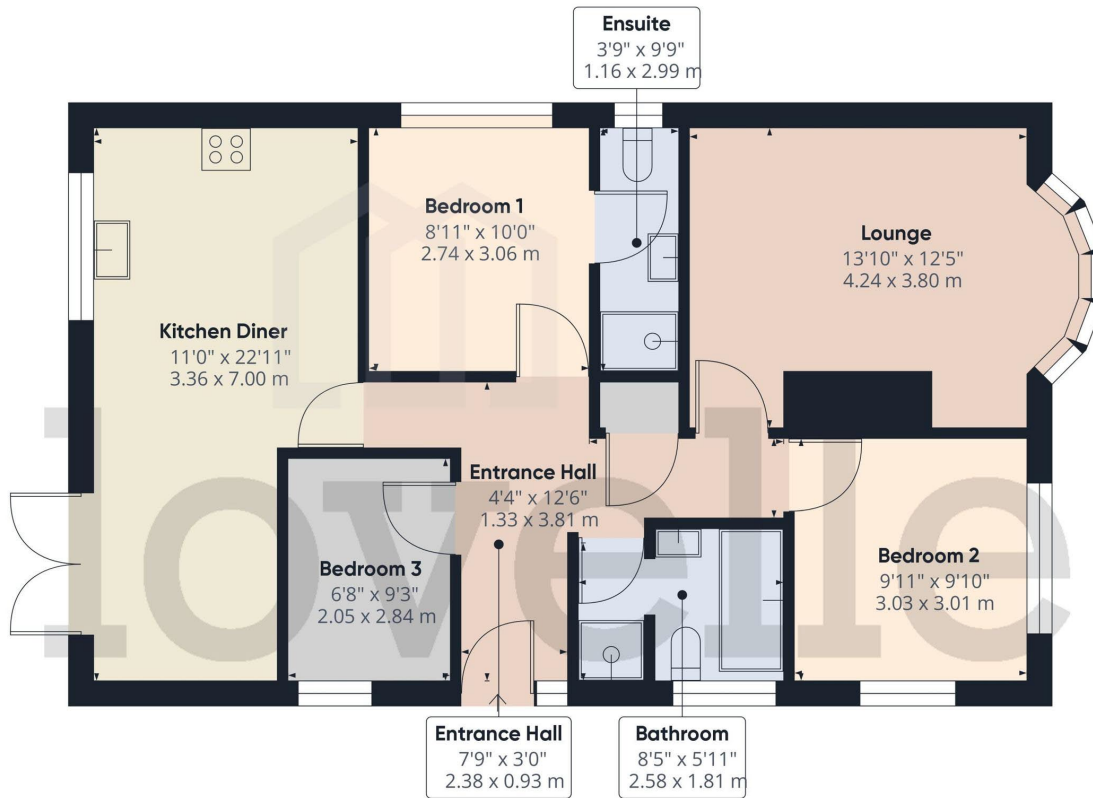
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Approximate total area⁽¹⁾
859.04 ft²
79.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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