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Springfields, Tealby



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property it must be


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£550,000



IMMACULATELY PRESENTED DETACHED HOUSE IN SOUGHT AFTER VILLAGE OF TEALBY. This property has been extended over time and offers space and flexibility for all of the family. With landscaped South facing gardens, open field views to rear, generous gravelled driveway and double garage. NOT TO BE MISSED !!

Key Features

- Modern Detached House
- Popular Village of Tealby
- Executive Cul de Sac Location
- Immaculately Presented Throughout
- 4 Reception Rooms
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold





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

3.60m x 3.02m (11'10" x 9'11")

uPVC entrance door, double glazed window to front aspect, radiator, laminate flooring, stairs to first floor accommodation and storage cupboard under

WC / Cloakroom

2.12m x 1.05m (7'0" x 3'5")

low level WC, hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Snug

3.23m x 2.41m (10'7" x 7'11")

double glazed window to front aspect and radiator

Lounge

3.91m x 6.71m (12'10" x 22'0")

double glazed window to front aspect, radiator, feature fire place with inset gas fire and uPVC French doors to rear aspect

Study

3.58m x 3.60m (11'8" x 11'10")

uPVC French doors to rear aspect, radiator and laminate flooring

Kitchen Diner

4.27m x 5.75m (14'0" x 18'11")

a range of fitted wall and base units, granite worksurfaces, central island with breakfast bar, fitted display unit, space for a 'Range' style cooker, butler sink, integrated dishwasher, tiled splash backs, tiled flooring and double glazed window to front aspect

Conservatory

4.49m x 4.02m (14'8" x 13'2")

brick built base, with double glazed windows, tiled flooring, radiator and double doors to rear garden

Dining Room

5.43m x 3.49m (17'10" x 11'6")

vaulted ceiling, solid wood flooring, radiator, double glazed windows to rear aspect and uPVC French doors to rear garden

Utility Room

3.43m x 2.85m (11'4" x 9'5")

a range of fitted wall and base units, stainless steel sink unit, space for tumble dryer, washing machine, tiled splash backs, tiled flooring, radiator, wall mounted gas combi boiler, double glazed window to front aspect and uPVC side entrance door

Landing

4.85m x 2.03m (15'11" x 6'8")

double glazed window to front aspect, radiator, roof void access and airing cupboard housing radiator

Bedroom 1

4.84m x 3.63m (15'11" x 11'11")

double glazed window to rear aspect, radiator and a range of fitted wardrobes and dressing table

Ensuite

3.02m x 2.04m (9'11" x 6'8")

4 piece suite comprising high level WC, pedestal hand wash basin, roll top bath, shower cubicle, tiled splash backs, solid wood flooring, radiator and double glazed window to front aspect

Bedroom 2

3.96m x 3.63m (13'0" x 11'11")

double glazed window to rear aspect and radiator

Bedroom 3

3.24m x 3.53m (10'7" x 11'7")

double glazed window to front aspect, radiator and solid wood flooring

Bedroom 4

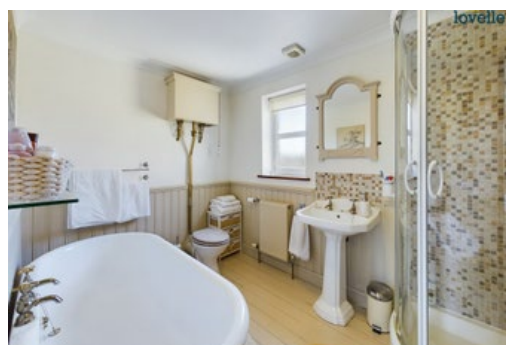
3.93m x 3.06m (12'11" x 10'0")

double glazed window to front aspect, radiator and solid wood flooring

Family Bathroom

2.51m x 2.77m (8'2" x 9'1")

4 piece suite comprising high level WC, pedestal hand wash basin, roll top bath, shower cubicle, tiled splash backs, solid wood flooring, radiator and double glazed window to rear aspect





Gardens

the property occupies a generous plot with gardens to all aspects. The front garden is mostly laid to lawn with planted shrubs. The side garden has a selection of raised vegetable beds. The rear garden is again mostly laid to lawn, with paved patio area, ornamental fish pond, raised decking seating area with summerhouse and a variety of planted shrubs, flowers and mature trees. Further benefitting from open field views across the rear

Double Garage

5.31m x 5.08m (17'5" x 16'8")

2 electric up and over doors, side entrance door, power and lighting.

Driveway

extensive gravelled driveway providing ample off road parking for a number of vehicles and an electric vehicle charging point

Agents Notes

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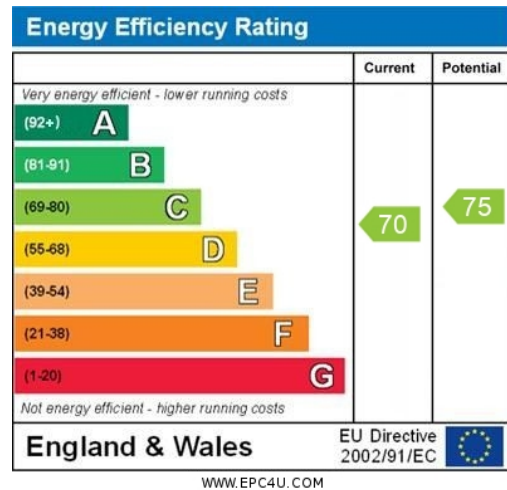
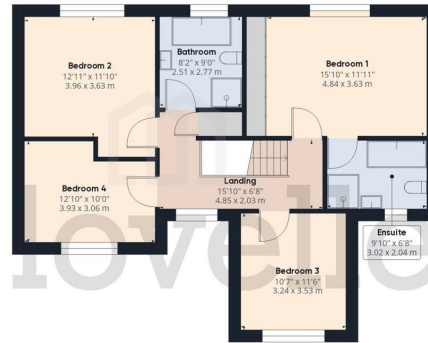
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Approximate total area¹⁾
 2360.66 ft²
 219.31 m²

(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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