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Rasen Road, Tealby



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property it must b







£485,000



SPACIOUS DETACHED BUNGALOW with 1st Floor Annex. Situated in the popular village of Tealby. Occupying a generous plot with gardens front and rear and woodland views. Spacious and Flexible accommodation  
VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THE POTENTIAL.

Key Features

- Detached House
- Popular Village Location
- Spacious & Flexible Accommodation
- First Floor Annex
- Porch, Entrance Hall, Lounge
- Kitchen Diner, Utility
- EPC rating TBC
- 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 Porch

1.87m x 1.13m (6'1" x 3'8")

glazed entrance door with adjoining side screen

## Entrance Hall

1.90m x 2.52m (6'2" x 8'4")

glazed entrance door, adjoining side screen, radiator, stairs to first floor accommodation and storage under

## Lounge

5.48m x 3.99m (18'0" x 13'1")

double glazed window to front aspect, double glazed window to side aspect, 2 radiators and feature fire place with open fire inset

## Kitchen Diner

7.64m x 3.66m (25'1" x 12'0")

a range of fitted wall and base units, electric oven, integrated dishwasher, 4 ring hob, stainless steel sink unit, tiled splash backs, tiled flooring, 2 radiators, double glazed windows to side and rear aspect and double glazed sliding doors to rear aspect

## Utility Room

2.01m x 3.99m (6'7" x 13'1")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, tiled splash backs, tiled flooring, radiator, single glazed window to rear aspect and rear entrance door

## Bedroom 1

3.52m x 4.04m (11'6" x 13'4")

double glazed bay window to rear aspect, radiator and fitted wardrobes



## Bedroom 2

3.08m x 3.97m (10'1" x 13'0")

double glazed window to front aspect, radiator and fitted wardrobes

## Bedroom 3

3.06m x 3.98m (10'0" x 13'1")

double glazed window to front aspect, radiator and fitted wardrobes

## Bathroom

2.60m x 1.83m (8'6" x 6'0")

panelled bath unit with electric shower over, pedestal hand wash basin, tiled splash backs, vinyl flooring, radiator, airing cupboard housing hot water cylinder and double glazed window to side aspect

## WC / Cloakroom

1.53m x 0.93m (5'0" x 3'1")

low level WC, vinyl flooring and double glazed window to side aspect

## Landing

1.02m x 0.93m (3'4" x 3'1")

fitted storage and access to eaves

## Kitchen

3.94m x 1.94m (12'11" x 6'5")

a range of fitted base units, electric oven, 4 ring gas hob, stainless steel sink unit, vinyl flooring and double glazed window to rear aspect

## Lounge

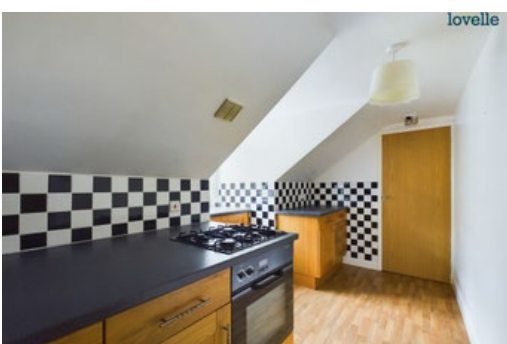
3.06m x 3.60m (10'0" x 11'10")

double glazed window to rear aspect and radiator

## Bedroom 4

2.96m x 3.59m (9'8" x 11'10")

double glazed window to side aspect, radiator and fitted wardrobes





## Bathroom

3.20m x 3.59m (10'6" x 11'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath unit, tiled splash backs, radiator, vinyl flooring and double glazed window to side aspect

## Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn with mature shrubs, trees and bushes with paved patio area

## Garage

up and over door, power and lighting

## Driveway

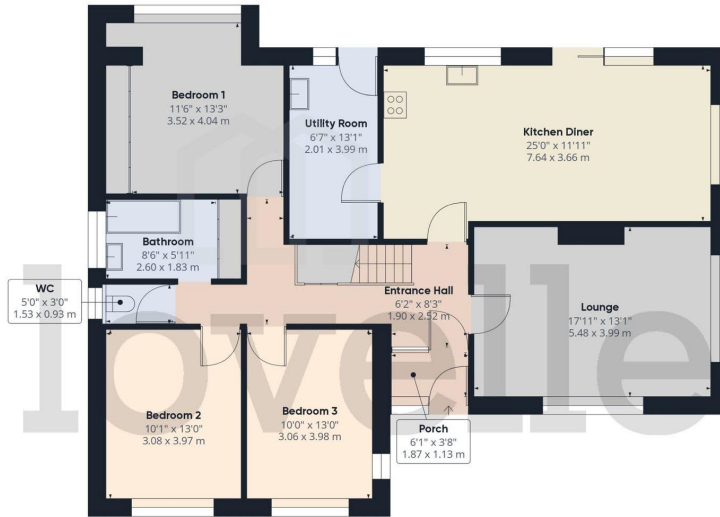
extensive driveway providing ample off road parking for a number of vehicles

## Agents Notes

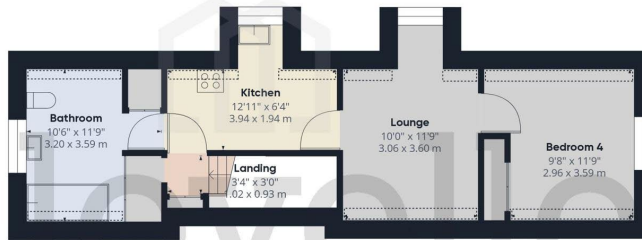
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Ground Floor



Approximate total area<sup>(1)</sup>

1830.64 ft<sup>2</sup>  
170.07 m<sup>2</sup>

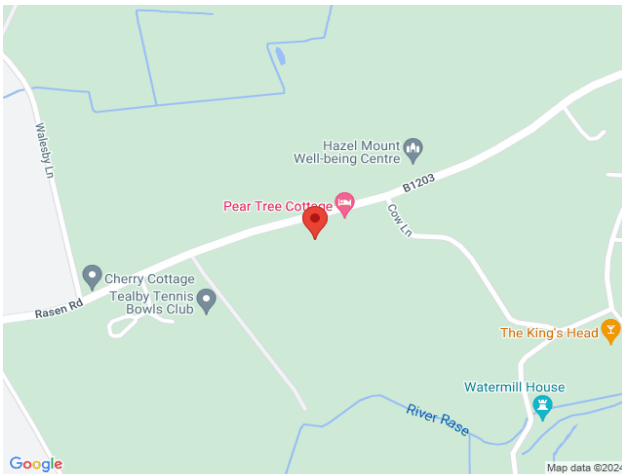
Reduced headroom

49.92 ft<sup>2</sup>  
4.64 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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