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Rasen Road, Tealby



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£425,000



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 D
- 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

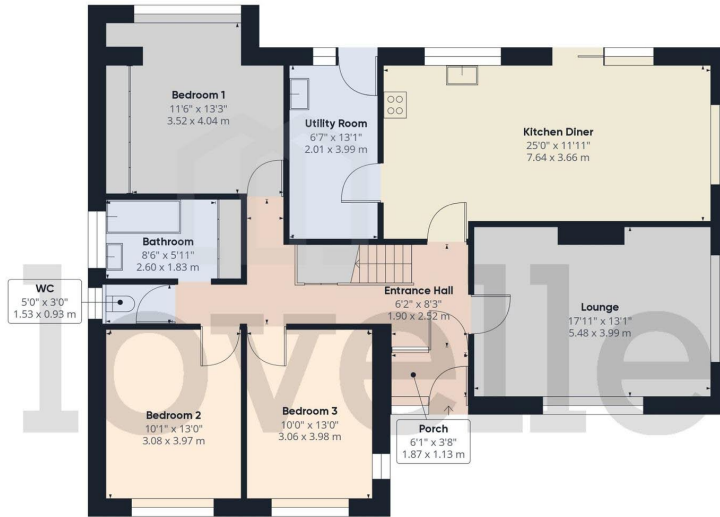
extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

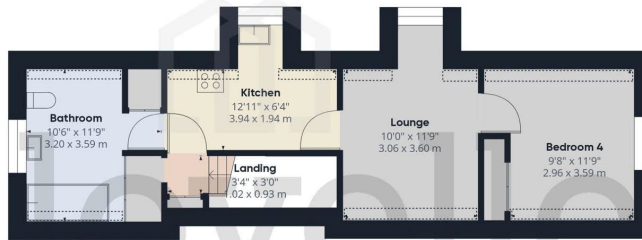
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Ground Floor



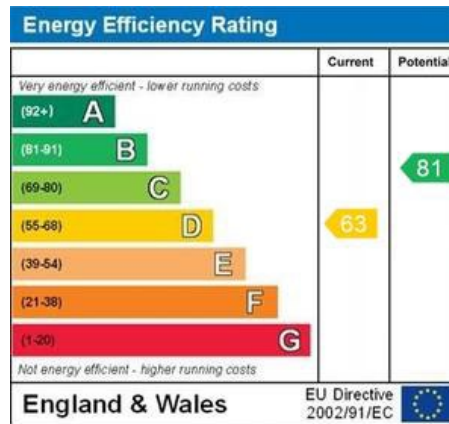
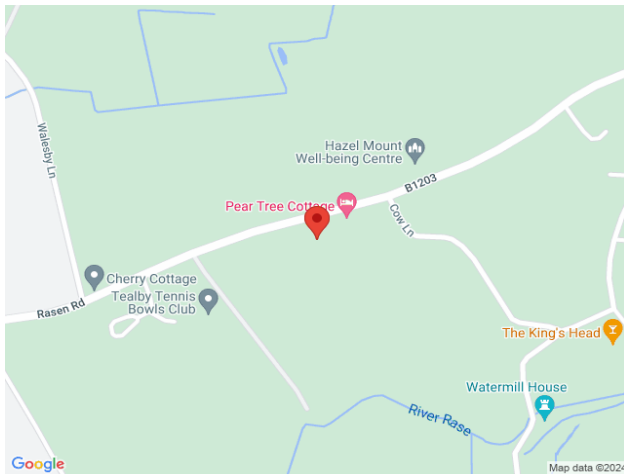
Approximate total area⁽¹⁾
 1830.64 ft²
 170.07 m²

Reduced headroom
 49.92 ft²
 4.64 m²

(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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