

Buy. Sell. Rent. Let.



Springfields, Tealby



4



3



3

When it comes to  
property it must b

  
lovelle





£550,000



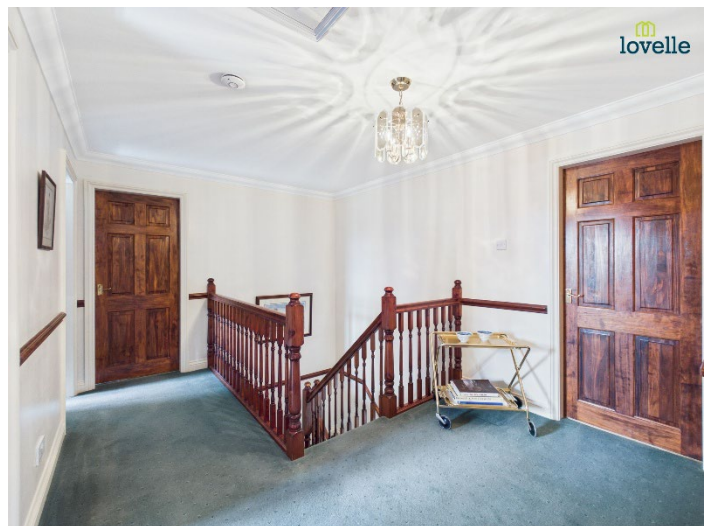
WELL PRESENTED DETACHED HOUSE IN SOUGHT AFTER VILLAGE OF TEALBY. This property offers space and flexibility for all of the family. With landscaped South facing gardens, open field views to rear, generous driveway and double garage.

NOT TO BE MISSED WITH NO ONWARD CHAIN !!

#### Key Features

- Modern Detached House
- Popular Wolds Village
- Executive Cul de Sac Location
- Well Presented Throughout
- Reception Hall, WC, Lounge
- Kitchen, Dining Room, Sun Room
- 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.

## Reception Hall

5.53m x 2.16m (18'1" x 7'1")

uPVC entrance door, double glazed window to side aspect, radiator, cloak cupboard, stairs to first floor accommodation and storage under

## WC / Cloakroom

1.14m x 1.79m (3'8" x 5'11")

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

## Lounge

6.04m x 3.83m (19'10" x 12'7")

double glazed window to front aspect, 2 radiators, feature fire place and uPVC French doors to rear

## Dining Room

2.89m x 3.99m (9'6" x 13'1")

double glazed bay window to rear aspect and radiator

## Kitchen

4.35m x 3.82m (14'4" x 12'6")

a range of fitted wall and base units, Neff double electric oven, integrated microwave, plate warming drawer, 4 ring gas hob, sink unit, integrated fridge freezer, integrated dishwasher, splash backs, radiator, laminate flooring, double glazed window to side aspect and bi-folding doors to sun room

## Utility

1.6m x 3.79m (5'2" x 12'5")

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

## Sun Room

3.65m x 3.62m (12'0" x 11'11")

laminate flooring, radiator and uPVC French doors



## Landing

3.03m x 4m (9'11" x 13'1")

roof void access, radiator and airing cupboard

## Bedroom 1

4.15m x 3.8m (13'7" x 12'6")

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

## Ensuite

1.82m x 3.79m (6'0" x 12'5")

3 piece suite comprising low level WC, vanity hand wash basin, corner bath, fully tiled splash backs, radiator and double glazed window to front aspect

## Bedroom 2

3.57m x 3.79m (11'8" x 12'5")

double glazed window to front aspect, radiator and fitted wardrobes

## Ensuite

2.43m x 1.9m (8'0" x 6'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to side aspect

## Bedroom 3

2.94m x 2.94m (9'7" x 9'7")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 4

2.39m x 4m (7'10" x 13'1")

double glazed window to front aspect and radiator

## Shower Room

2.44m x 2.93m (8'0" x 9'7")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

## Gardens

occupying a generous plot with large south facing gardens to the rear. Being mostly laid to lawn with paved patio area, pergola, timber shed, summerhouse, gravelled borders and mature trees. With stunning field views across the rear.







## Garage

5.41m x 5.08m (17'8" x 16'8")

electric up and over door, power and lighting

## Workshop

3.65m x 2.61m (12'0" x 8'7")

uPVC entrance door, double glazed window to front aspect, fitted storage, ceramic sink and electric shower

## Driveway

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

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

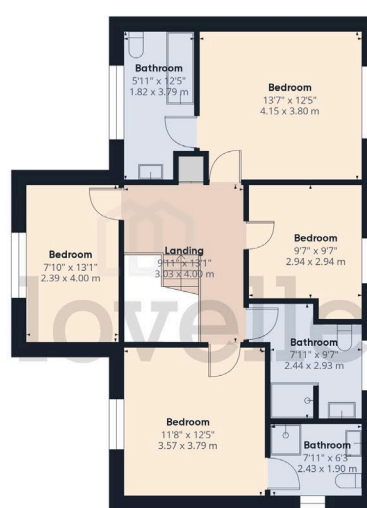




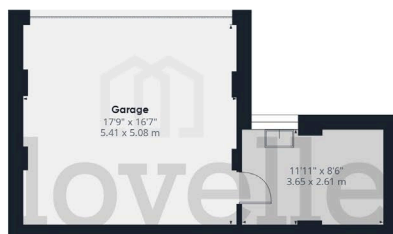




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>®</sup>

2236.84 ft<sup>2</sup>

207.81 m<sup>2</sup>

Reduced headroom

4.06 ft<sup>2</sup>

0.38 m<sup>2</sup>

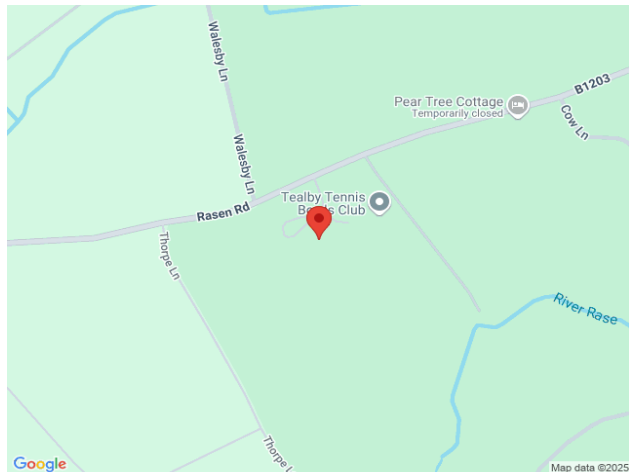
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



When it comes to **property**  
it must be



# lovelle

01673 844069

marketrasen@lovelle.co.uk