



## 26, Cow Lane

| Tealby, Market Rasen | LN8 3YB

Price Guide £200,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 26

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Great opportunity to buy in this highly regarded village, which is well served a local Community Store, Primary School, Church and the popular King's Head. Further shopping and leisure services can be found in Market Rasen, which is just over three miles distance. Any outdoor lovers have amazing walks, countryside and woodland in the area too.

This home needs refurbishment, but offers an excellent way of entering the sought after village of Tealby and is offered For Sale with No Chain.

Accommodation comprises in brief: Entrance Hall, Ground Floor Shower/Cloakroom, Utility Room, Kitchen with Oak panel fronted units. Living Room plus Sitting Room. On the First Floor there are Three Bedrooms and a Bathroom. Outside there are Gardens to Front and Rear.

- South After Village
- Needs Refurbishment
- Two Reception Room
- Fitted Kitchen
- Three Bedrooms
- Double Glazing
- Front & Rear Gardens
- No Chain

## Reception Hall

Half panelled entrance door with multi pane glazed inserts. Radiator. Half glazed door to rear garden. Multi pane glazed doors off.

## Ground Floor Shower/Cloakroom

Step-in shower cubicle. W.C. Pedestal wash basin. Towel rail.

## Utility Room

Radiator. Plumbing for washing machine. Gas Boiler.



### Living Room

16'3 max x 14'0 max (4.95m max x 4.27m max)

Multi pane windows to side and rear. Multi pane, dual aspect window to front. Gas coal effect fire with tiled cheeks and wood mantel. Double radiator. Stairs to First Floor. Doors to Kitchen, Sitting Room and Lean-To with tiled floor.

### Sitting Room

16'3 x 11'9 (4.95m x 3.58m)

Gas coal effect fire with tiled cheeks and wood mantel. Double radiator. Multi pane window to front. Multi pane double doors to garden.

### Kitchen

7'6 x 8'0 (2.29m x 2.44m)

Oak panel fronted wall and base units. Roll top work-surface with inset single drainer stainless steel sink top. Built-in electric oven, hob and extractor. Radiator. Multi pane window to front. Tiled splash-backs.

### Landing

Multi pane window to front.

### Bedroom One

9'11 x 12'10 (3.02m x 3.91m)

Radiator. Multi pane window to rear. Wardrobe.

### Bedroom Two

9'1 x 11'9 (2.77m x 3.58m)

Multi pane window to rear. Radiator. Wardrobe.

### Bedroom Three

6'11 x 8'7 (2.11m x 2.62m)

Radiator. Multi pane window to front. Wardrobe.

### Bathroom

Bath. Pedestal wash basin. Low level W.C. Radiator. Airing cupboard housing foam lagged hot water cylinder.

### Front Garden

Mostly laid to lawn with mature shrubs and trees.

### Rear Garden

In need of cultivation

### Additional Information

EPC: T.B.C.

Council Tax: Band B - West Lindsey

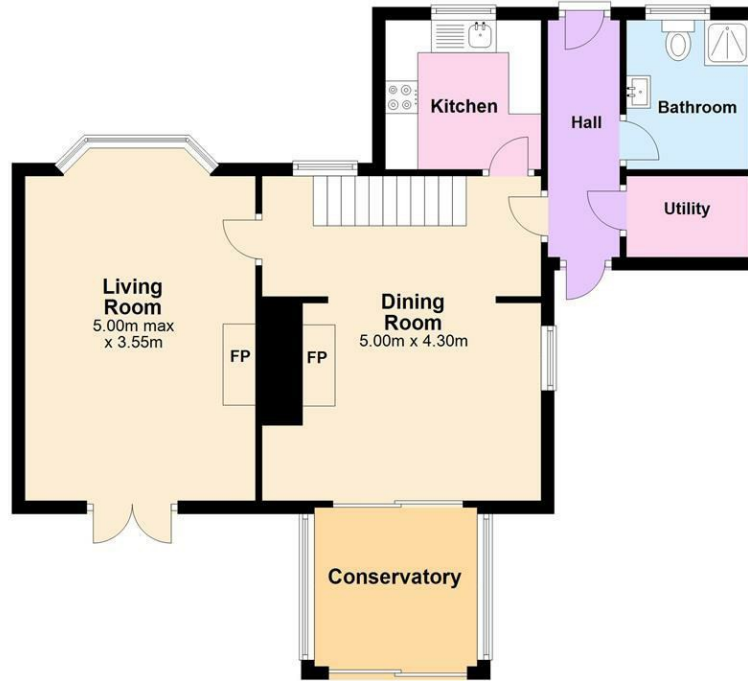
All mains services connected





### Ground Floor

Approx. 64.6 sq. metres



### First Floor

Approx. 40.2 sq. metres



Total area: approx. 104.8 sq. metres

Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprrty.net)  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.