



19, Cow Lane

| Tealby, Market Rasen | LN8 3YB

£450,000



Perkins George Mawer & Co.

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

19

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Quality Detached Home in the ever popular village of Tealby. The village has a Primary School, Community Shop, Church and the revered King's Head Pub. There are lovely countryside walks including the Viking Way. As well as the local services, there is everything for your day-to-day needs in Market Rasen which lies approximately three miles away.

This much loved home feels like a real quality house, there are slate tiled floors to much of the ground floor, handmade study furniture and a well appointed en-suite. This home has the advantage of Solar Panels for more energy efficiency, along with sealed unit double glazing and gas radiator heating. Accommodation comprises: Reception Hall, Cloakroom, Study, Living Room with feature fireplace, Dining Room, Kitchen and Utility. On the first Floor there are Three Bedrooms, an En-Suite Shower Room plus Bathroom. Outside there is a wide frontage with parking for several cars, Single Garage and a Two Tier Rear garden with open aspect beyond.

- Quality Detached Home
- Open Views to Rear
- Three Bedrooms
- Well Appointed En-Suite
- Energy Efficient Solar Panels
- Parking For Several Cars
- Two Tier Rear Garden
- No Chain

Reception Hall

Panelled entrance door and sealed unit double glazed side screens. Stairs to First Floor with cupboard under. Double radiator. Panelled doors off.

Cloakroom

White suite of Low Level W.C. Trough style sink in white high-gloss vanity with cupboard. Slate tiled floor. Chrome towel rail. Window to front. Coving.

Study

10'11 x 7'4 (3.33m x 2.24m)

Range of built-in furniture including cupboards and shelves. Slate tiled floor. Coving. Radiator. Window to front.

Living Room

19'1 x 13'1 (5.82m x 3.99m)

Feature gas coal effect fire in beautiful cast iron surround and wooden mantel. Dado rail. Coving. Window to front. Double radiator. Panelled door to:-

Dining Room

13'3 x 11'3 (4.04m x 3.43m)

Slate tiled floor. Coving. Dado rail. Double radiator. Sealed unit double glazed, double doors to garden. Panelled door to:-





Kitchen

9'9 x 11'8 (2.97m x 3.56m)

Range of wood panel fronted wall and base units, wall units with pelmets and concealed lighting under. Tiled work-surfaces with inset twin sinks. Built-in Neff double oven, gas hob and concealed extractor hood. Tiled splashbacks. Slate tiled floor. Window to rear. Double radiator. Panelled door to:-

Utility Room

9'11 x 7'3 (3.02m x 2.21m)

Matching fitted cupboards including larder cupboards, wall and base units. Cream leather effect work-surfaces with white single drainer sink top. Tiled splash-backs. Window to rear. Stable door to garden.

Landing

Panelled doors off. Wood banister and spindles. Access to loft. Storage cupboard.

Bedroom One

15'5 x 11'2 plus wardrobes (4.70m x 3.40m plus wardrobes)

Three double wardrobes plus gents compactum wardrobe with drawers beneath. Coving. Radiator. Window to front. Panelled door to:-

En-Suite Shower Room

Wet Room style shower area with curved glass screen. Low Level W.C. Pedestal wash basin. Tiling to coving height with vertical border tile. Chrome towel rail. Window to front.

Bedroom Two

11'7 x 13'1 (3.53m x 3.99m)

Coving. Radiator. Window to rear with countryside views.

Bedroom Three

9'10 x 11'10 (3.00m x 3.61m)

Window to rear with countryside views. Coving. Double radiator.

Bathroom

White suite of panelled bath having shower and glass screen over. Pedestal wash basin. Low Level W.C. Radiator. Pale grey tiling to coving height. Contrasting darker grey tiled floor. Window to front.

Front Garden

Block paved driveway providing parking for several cars. Gravelled borders.

Single Garage

21'4 x 9'10 (6.50m x 3.00m)

Electric roller door. Gas boiler.

Two Tier Rear Garden

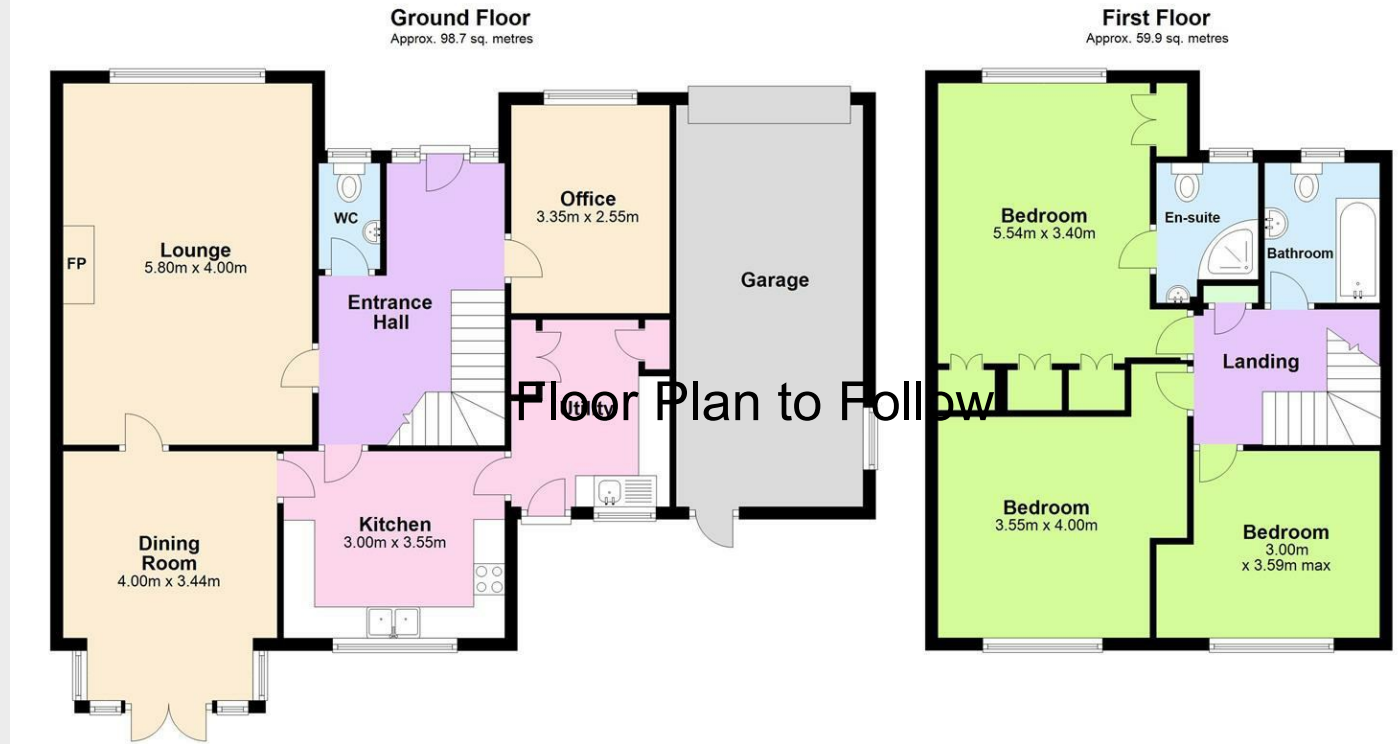
Lawn. Block paved patio. Cold water tap. Sun terrace. Summerhouse. open countryside beyond.

Additional Information

Tenure: Freehold

Services: All mains services connected and Solar Panels fitted.

EPC: TBC



Total area: approx. 158.6 sq. metres

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.