



Aspen Cottage, 18 Cow Lane

Tealby, Market Rasen, LN8 3YB

£1,350 pcm

BRAND NEW HOME, AVAILABLE NOW! Early viewing is recommended of this high specification home, situated within the desirable village of Tealby. The accommodation includes: Lounge, Open Plan Living Kitchen, Three Double Bedrooms, En-suite Shower Room and a Family Bathroom. The property also boasts off street parking and a Rear Garden.

Aspen Cottage is a beautifully crafted brand new home forming part of an exclusive development of just six stone-built cottages by the highly regarded local developer, Cherry Tree Homes. Constructed in local Ancaster limestone with traditional red pantile roofing, the development has been thoughtfully designed to complement the character of this attractive conservation village and its setting within the Lincolnshire Wolds Area of Outstanding Natural Beauty.



LOCATION

The property is located in the heart of the sought-after Lincolnshire Wolds village of Tealby, and is within easy walking distance of the village shop, tea rooms, public houses, primary school and the many amenities that make Tealby one of Lincolnshire's most desirable villages.

PROPERTY DESCRIPTION

Finished to a high specification throughout, Aspen Cottage combines traditional village architecture with modern, energy-efficient living. The accommodation comprises a reception hall with utility cupboard, cloakroom/WC, elegant lounge and an impressive L-shaped open-plan living kitchen. The kitchen has been handcrafted by local cabinet maker Peter Jackson and features quartz worktops, a full range of integrated appliances and 4-metre-wide anthracite aluminium bi-fold doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. To the first floor, the landing leads to three double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Further benefits include underfloor heating throughout the ground floor, Karndean flooring, quality sanitary ware, contemporary fittings and gas central heating.

OUTSIDE

Outside, there is an enclosed lawned rear garden together with parking for two vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £1350 PCM and the Tenancy Deposit is £1555 / equal to 5 weeks Rent.

The Holding deposit is £310 / equal to 1 weeks Rent.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

VIEWINGS

By prior appointment through Mundys.

CHARGES TO TENANTS

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- EPC Energy Rating - B
- Council Tax Band - C (West Lindsey)



Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.