



Westlyn
Thorpe Lane, Tealby

BROWN & CO



Wesylyn, Thorpe Lane, Tealby, Lincolnshire, LN8 3XJ

An immaculately presented detached family home standing in a generous one acre plot on a quiet country lane within the highly sought after village of Tealby.

The property benefits from spacious living accommodation comprising of an entrance hall, living room, family room, study, stunning open-plan living kitchen diner, utility and bathroom to the ground floor, along with four double bedrooms and a bathroom to the first floor.

Outside

To the front the property has a lawned garden and driveway which through gated access leads to the rear of the property providing ample parking. To the rear there is a generous lawned garden with large patio area. The property also benefits from a stable block which has water, electric and lighting, and a fenced-in paddock.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage, radiator.

Living Room

Double glazed bay window to front, double glazed window to side, two radiators.

Family Room

Double glazed bay window to front, two double glazed windows to side, two radiators.

Study

Double glazed windows to side and rear, tiled flooring, radiator.

Bathroom

Double glazed window to side, WC, vanity wash basin, bath, corner shower cubicle, heated towel rail.

Boot Room

Stable door to side providing access to the rear garden, underfloor heating, doors to hallway, study, utility and opening into the kitchen.

Utility

Double glazed window to side, stainless steel drainer sink, worktop, base and eye level storage units, tiled splash backs, spaces for washing machine, tumble dryer and dishwasher, underfloor heating.

Living Kitchen Dining Room

Vaulted ceiling with floor to ceiling windows and full width sliding doors to the rear elevation enjoying views of the garden, double glazed windows to both sides, ceramic drainer sink, preparation worktops, base and eye level storage units, induction hob with extractor over, integrated double oven, fridge freezer, dishwasher, island unit with worktop, breakfast bar and below storage, underfloor heating.

First Floor

Landing

Double glazed window to front, loft access, radiator.

Bedroom One

Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

Double glazed windows to front and side, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, built in wardrobe, radiator.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, free standing roll edge bath tub, heated towel rail.

Outside

To the front is a lawned garden and a driveway which via gated access leads to the rear of the property and provides plenty of parking.

To the rear is a generous lawned garden with large patio area. There is also a detached stable block with lighting, electric and water, and a fenced in paddock ideal for keeping animals.



TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band F

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND
We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Westlyn
Thorpe Lane
Tosby
MARKET RASEN
LN8 3XJ

Energy rating
D

Valid until:
23 October 2033

Certificate number:
9089-3931-7200-9407-4200

Property type
Detached house

Total floor area
181 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

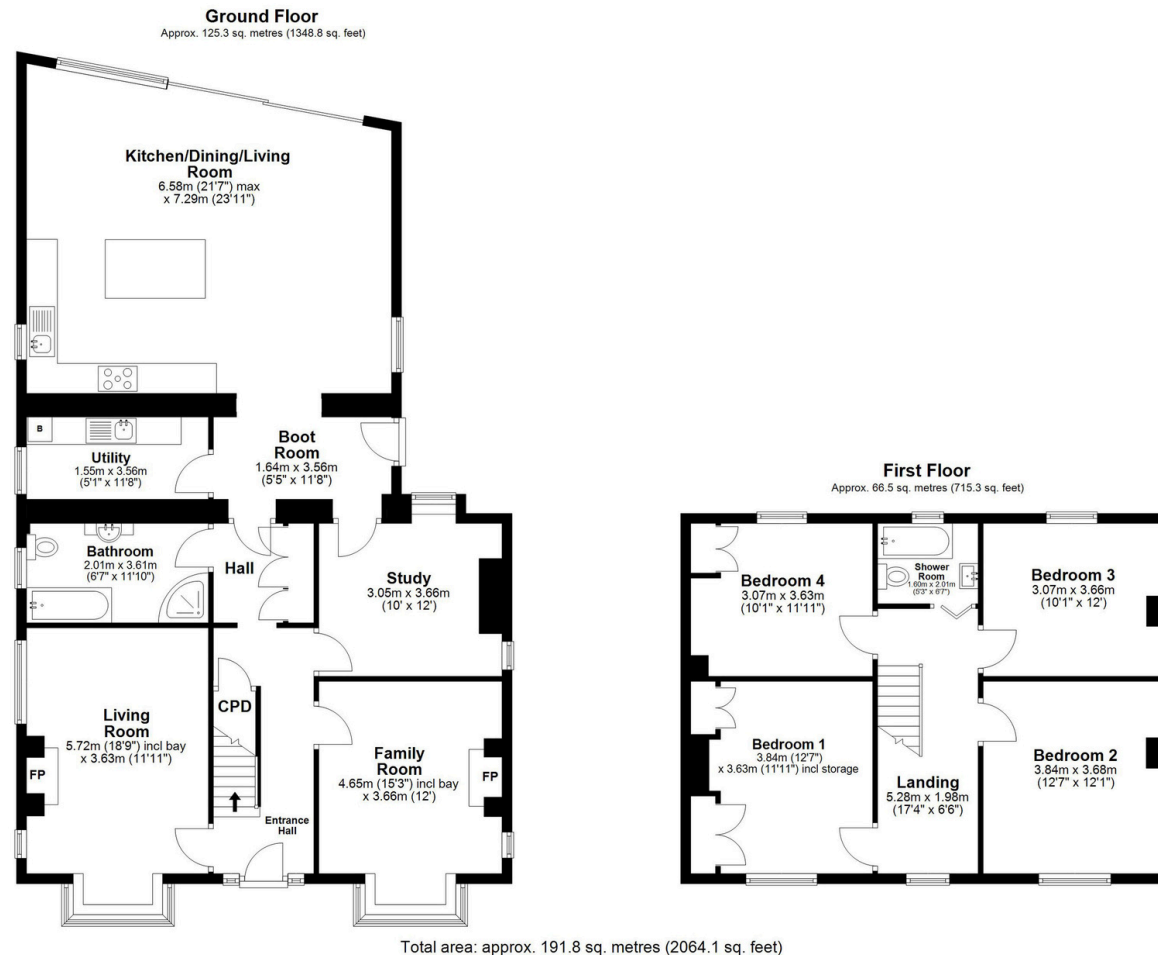
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/9089-3931-7200-9407-4200?print=true

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Westlyn, Tealby

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