



**31 Rasen Road,
Tealby, LN8 3XL**



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£550,000

A spacious and newly renovated Four Bedroom Detached Dormer Bungalow, situated in the highly sought after village of Tealby. The property has been comprehensively refurbished throughout to create a well presented and versatile home, combining generous ground floor accommodation with a spacious first floor principal bedroom suite. Internally, the accommodation is centred around a welcoming entrance hall which provides access to the main ground floor rooms. The living room is positioned to the front and side of the property, while the impressive kitchen and dining room forms the main family living space at the rear. The kitchen has been newly fitted with a comprehensive range of units, solid oak work surfaces and integrated appliances, together with a freestanding central island providing additional storage and seating. French doors open directly onto the rear patio and garden, creating an excellent space for both everyday living and entertaining. A separate utility room provides further practical storage and access to the garden. There are three ground floor bedrooms together with a beautifully finished family bathroom incorporating both a built-in bath and a generous walk-in shower. To the first floor is a particularly spacious principal bedroom suite, including a separate dressing room and a further bathroom with a freestanding bath. Outside, the property occupies a generous plot. To the front there is a substantial driveway providing off-road parking for several vehicles, together with an established lawn and access to the detached garage. The rear garden includes a large paved patio leading onto a well maintained lawn, with woodland beyond providing an attractive backdrop. Gated access is available to both sides of the property. The combination of newly renovated accommodation, four bedrooms, two bathrooms, generous parking and a sizeable garden makes this an excellent opportunity within one of the area's most desirable villages. *Planning permission has also been granted (application number WL/2026/00394) for the construction of an additional triple Garage within the front garden as shown on the attached plans.*





LOCATION

Tealby is a village and civil parish in the West Lindsey district of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles north-east from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.

ACCOMMODATION

HALL

With UPVC double glazed entrance door to the front elevation with windows to either side. LVT flooring, storage cupboard, radiator, doors to the ground floor accommodation and stairs rising to the first floor.

KITCHEN/DINER

11' 11" x 24' 10" (3.63m x 7.57m) With LVT flooring, radiator, UPVC double glazed windows to the rear and side elevations and UPVC double glazed French doors opening onto the rear garden with glazed panels to either side. The kitchen has been newly fitted with a comprehensive range of wall, drawer and base units with solid oak work surfaces, integrated sink and drainer, a freestanding central island providing additional storage and seating. Integrated appliances include a double oven, dishwasher and induction hob with extractor over.



LIVING ROOM

12' 10" x 17' 11" (3.91m x 5.46m) With radiators and UPVC double glazed windows to the front and side elevations.

UTILITY ROOM

11' 11" x 6' 5" (3.63m x 1.96m) With LVT flooring, fitted with a range of wall and base units with solid oak work surfaces over and integrated sink and drainer, radiator and UPVC double glazed door opening onto the rear garden with glazed panel to the side.

BEDROOM 2

13' x 13' 6" (3.96m x 4.11m) With radiator and UPVC double glazed window to the rear elevation.

BEDROOM 3

12' 10" x 9' 11" (3.91m x 3.02m) With radiator and UPVC double glazed window to the front elevation.

BEDROOM 4

12' 10" x 9' 11" (3.91m x 3.02m) With radiator, UPVC double glazed window to the front elevation and circular frosted window to the side elevation.

BATHROOM

9' 3" x 10' 6" (2.82m x 3.2m) With tiled flooring and walls, low level WC and wash hand basin with integrated drawer storage below, built-in bath with mixer taps, generous walk-in shower with tiled surround, heated towel radiator and UPVC double glazed frosted windows to the side elevation.



BEDROOM 1

11' 6" x 21' 8" (3.51m x 6.6m) A spacious principal bedroom, radiators and UPVC double glazed windows to the rear and side elevations.

EN-SUITE BATHROOM

11' 8" x 10' 5" (3.56m x 3.18m) With tiled flooring and walls, low level WC, wash hand basin with integrated drawer storage below, freestanding bath with mixer taps and shower attachment, heated towel radiator, storage cupboard and UPVC double glazed window to the side elevation.



DRESSING ROOM

6' 4" x 12' 0" (1.93m x 3.66m) With radiator, UPVC double glazed window to the rear elevation, doors leading to the principal bedroom and bathroom.

OUTSIDE FRONT

The property is approached by a substantial driveway providing off-road parking for several vehicles and access to the detached garage. The front garden is predominantly laid to lawn with established trees, boundary fencing and gated access. External lighting and pedestrian access to both sides of the property lead to the rear garden.





OUTSIDE REAR

A generous paved patio provides an excellent outdoor seating and entertaining area, leading onto a well maintained lawn with fencing to the boundaries and woodland beyond. Access is available to the front of the property from both sides, together with access to the detached garage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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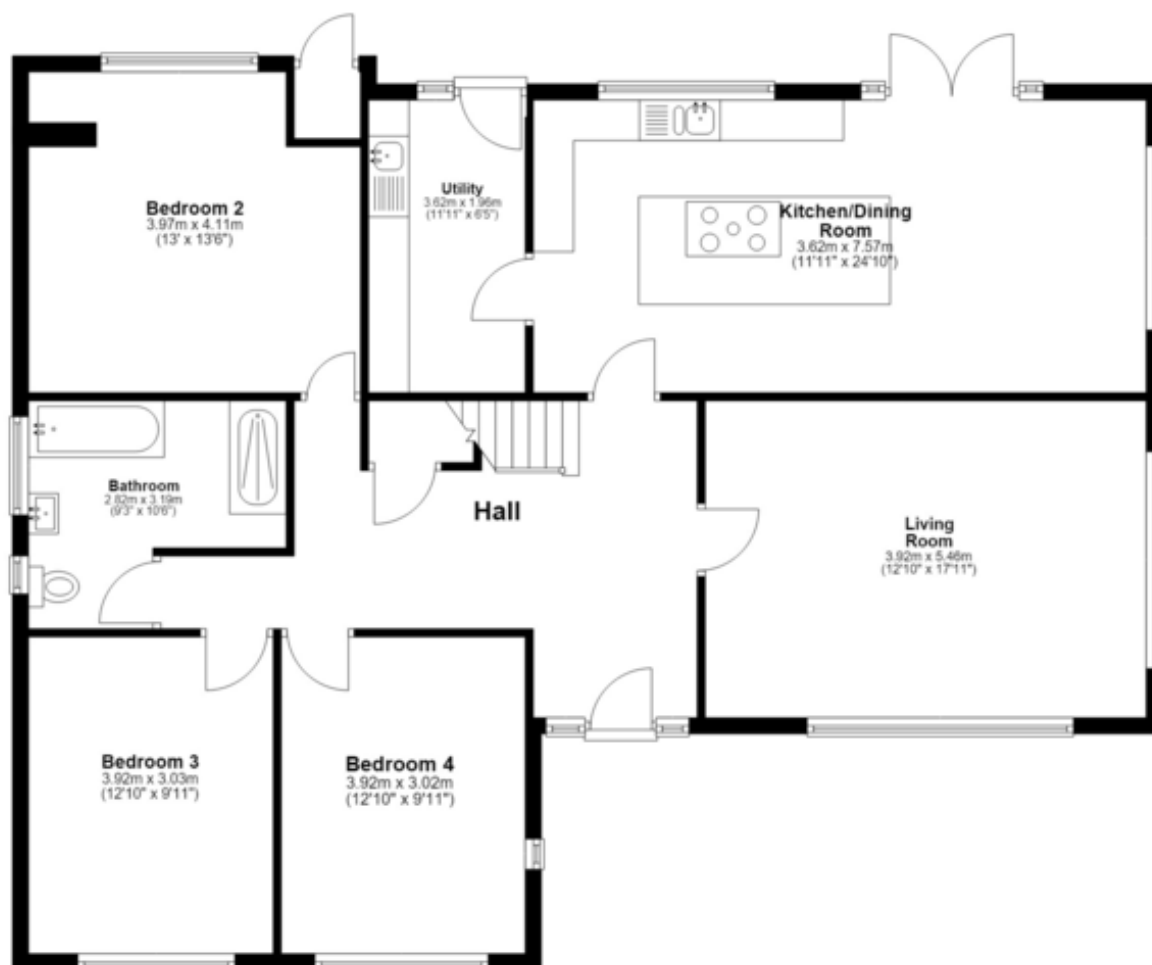
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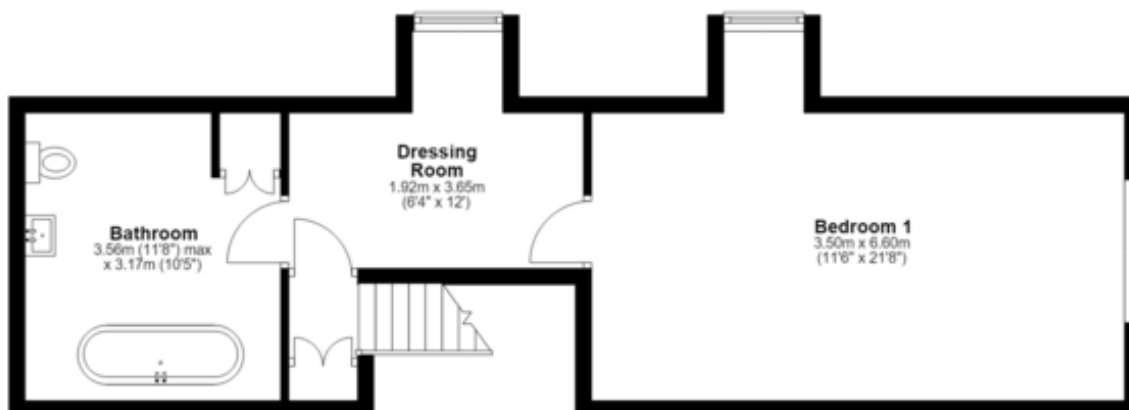
Ground Floor

Approx. 124.8 sq. metres (1343.4 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 170.3 sq. metres (1832.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents

Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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