



**Sycamore House, 2 Millfield Close, Tealby,
Market Rasen, LN8 3XQ**



Book a Viewing!

£795,000

Sycamore House is an exceptional Four Bedroom Detached Executive Family Home, situated within an exclusive private cul-de-sac in the highly sought after village of Tealby, accessed via a secure automated gated entrance. Bespoke built for the developer himself and completed in February 2023, the property offers beautifully appointed accommodation finished to a high specification throughout, with a thoughtful design that suits modern family life as well as future proof living. Extending to a generous plot of approximately 0.42 of an acre (STS), the property enjoys wraparound gardens, open views to the rear and a superb setting that combines privacy with convenience, being located in the heart of Tealby and within walking distance of the village's well regarded pubs, shop, tea rooms and local amenities. The spacious and well planned accommodation comprises a welcoming Entrance Hall, Cloakroom/WC, generous Lounge, Study and Snug/Playroom, together with an exquisite Open Plan Living Kitchen Diner forming the heart of the home, complemented by a Utility Room and Pantry. The Lounge is a particularly attractive Reception Space, featuring a brick built fireplace suitable for a log burner, while the Kitchen has been finished to a high specification with quartz worktops, a central island and a range of integrated NEFF appliances. Designer venetian blinds are fitted throughout, further enhancing the quality and finish of the home. To the First Floor, a galleried landing leads to Four well proportioned Double Bedrooms, including an impressive Principal Suite with Dressing Area and En-suite Shower Room, together with an electricity supply in place for air conditioning. The remaining Bedrooms are served by a luxurious four piece Family Bathroom. A particular strength of the property is its adaptability for future proof living. The large Lounge has been designed to allow conversion into a generous Ground Floor Principal Bedroom with En-suite facilities, with waste pipes already in place, underfloor heating allowing for the alternative layout and French doors opening onto the west facing patio. In addition, the room above the triple garage benefits from planning permission for use as an Annex, with the internal staircase and lighting already installed, offering excellent potential for a self contained space suitable for a dependent relative, teenager, carer, home office or similar versatile use. Outside, the generous non-estate plot backs onto open fields and provides excellent outside space to all sides. A substantial driveway provides ample off-street parking and leads to the triple garage, which also benefits from an electric vehicle charging point. Completed to modern standards, the home is well insulated and designed for efficient running, with low ongoing costs, a mains gas combination boiler and an EPC rating of Band B. This outstanding bespoke home must be viewed to fully appreciate its exceptional setting, flexibility, impressive plot and the high standard of accommodation on offer.



SERVICES

All mains services available. Gas central heating. Underfloor heating.

EPC RATING – B.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, downlighters and light gray oak effect luxury rigid vinyl flooring with underfloor heating.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks, downlighters and laminate flooring with underfloor heating.

LOUNGE

20' 7" x 13' 8" (6.29m x 4.18m) With a double glazed bay window to the front aspect, double glazed French doors opening onto the rear garden, a feature brick fireplace with stone hearth, oak lintel and chimney suitable for a log burner or gas fire, downlighters and underfloor heating.

STUDY

10' 7" x 6' 6" (3.24m x 1.99m) With double glazed window to the rear aspect and light gray oak effect luxury rigid vinyl flooring with underfloor heating.



OPEN PLAN LIVING KITCHEN DINER

36' 10" x 13' 8" (11.24m x 4.19m) Fitted with a high specification range of cashmere blue wall and base units with slimline quartz work surfaces over, an undermount sink with side drainer, mixer tap and boiling water tap and integrated tall fridge and dishwasher. There is a range of NEFF appliances includes an eye level fan oven, microwave combi oven and a five ring induction hob with extractor above, set beneath a dropped ceiling light box with flush mounted extractor fan. A central island with breakfast bar provides seating for four and which incorporates a drinks cooler. The space is further enhanced by downlighters, feature lighting and concealed LED strip lighting, light grey oak effect luxury rigid vinyl flooring with underfloor heating, double glazed windows to the front and side aspects, double glazed French doors to the patio, and double glazed sliding doors to the rear garden.



UTILITY ROOM

10' 7" x 6' 8" (3.25m x 2.04m) Fitted with a complementary range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated tall freezer, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, downlighters, light gray oak effect luxury rigid vinyl flooring with underfloor heating, double glazed window to the front aspect and door to the side aspect.





PANTRY

With storage cupboards and shelving, downlighters and light gray oak effect luxury rigid vinyl flooring.

SNUG/PLAYROOM

10' 5" x 9' 11" (3.19m x 3.03m) With double glazed window to the rear aspect, downlighters and underfloor heating.

GALLERIED FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, downlighters and radiator.

BEDROOM 1

15' 8" x 13' 11" (4.80m x 4.26m) With double glazed window to the rear aspect, radiator and pre-installed electricity supply in place for air conditioning.



DRESSING AREA

6' 7" x 6' 6" (2.02m x 1.99m) With downlighters and radiator.

EN-SUITE SHOWER ROOM

8' 6" x 7' 3" (2.61m x 2.23m) Fitted with a four piece suite comprising of a shower cubicle with rainfall shower head, twin wall mounted wash hand basins with storage beneath and a close coupled WC, chrome towel radiator, downlighters and tiled splashbacks, along with an automatic electrically operated roof light with integrated rain sensor.



BEDROOM 2

13' 8" x 10' 3" (4.18m x 3.14m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

13' 8" x 9' 11" (4.18m x 3.03m) With double glazed window to the front aspect and radiator.

BEDROOM 4

11' 7" x 10' 4" (3.55m x 3.17m) With double glazed window to the front aspect and radiator.



BATHROOM

10' 9" x 6' 6" (3.30m x 2.00m) Fitted with a four piece suite comprising of shower cubicle with rainfall shower head, bath tub, wall mounted wash hand basin with storage beneath and close coupled WC, part tiled walls, chrome towel radiator, downlighters and double glazed window to the rear aspect.



OUTSIDE

The property sits on a generous non estate plot, accessed via automatic gates onto a private drive serving just six dwellings, within a secure gated cul-de-sac. To the front there is a lawned garden with established shrubs and flowerbeds and a gravelled driveway providing ample off street parking for multiple vehicles and access to the triple garage. To the right of the property there is a further lawned garden. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, backing onto open fields. Externally, the property also benefits from power points, as well as a hot and cold tap.



DOUBLE GARAGE

20' 3" x 19' 3" (6.18m x 5.89m) With twin electric roller doors to the front, electric vehicle charge point, light and power.

SINGLE GARAGE

15' 2" x 9' 10" (4.64m x 3.00m) With electric roller door to the front, side personnel door, light and power.

ANNEX ROOM

30' 5" x 15' 10" (9.28m x 4.85m) Positioned above the garage with a double glazed window to the front aspect and five Velux windows, light and power. This space could be utilised as a home office, gym or potentially annex accommodation.



Disclaimer

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.

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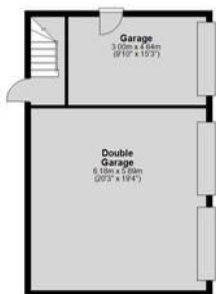




Ground Floor
Approx. 168.7 sq. metres (1816.2 sq. feet)



First Floor
Approx. 141.4 sq. metres (1511.7 sq. feet)



Total area: approx. 309.2 sq. metres (3327.9 sq. feet)

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

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.



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