



**Vale View Cottage, 28 Caistor Lane, Tealby,
Market Rasen, LN8 3XN**



Book a Viewing!

£345,000

A detached stone-built cottage located within this popular location of the sought-after Lincolnshire Wolds village of Tealby and within a short walk of the village centre, village shop and pub. The property sits on an elevated position with stunning views to the rear. There are generous-sized gardens with various seating areas and an off-road parking space. Internally the property has been well-maintained by the current owners and retains many of its original features and character. The living accommodation comprises of Hallway, Kitchen, Lounge, Dining Room, Bathroom and a First Floor Landing which leads to two Double Bedrooms with a Storage Area off Bedroom On e. Viewing of the property is essential to appreciate the position and the plot on which this property sits. The property is being sold with No Onward Chain.



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SERVICES

Mains electricity, water and drainage. Night storage heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

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

HALL

With timber external doors, tiled flooring, night storage heater and stairs to First Floor.

KITCHEN

13' 2" x 11' 11" (4.01m x 3.63m), with two timber windows, external door, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, porcelain sink and drainer, integral oven, four ring ceramic hob with extractor fan over, tiled flooring, plumbing/space for washing machine, night storage heater and understairs storage cupboard.

LOUNGE

12' 2" x 12' 5" (3.71m x 3.78m), with timber window and double doors to the rear garden, tiled flooring and fireplace with multi-fuel burner inset.

DINING ROOM

10' 11" x 10' 0" (3.33m x 3.05m), with timber window, exposed floorboards, open fireplace and night storage heater.

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m), with timber window, tiled flooring, low level WC, wash hand basin, bath with shower attachment and electric wall fan heater.

FIRST FLOOR LANDING

Giving access to two Bedrooms.

BEDROOM 1

13' 0" x 12' 5" (3.96m x 3.78m), with two timber windows and access to Storage Area.

BEDROOM 2

12' 7" x 2' (3.84m x 0.61m), with timber window, exposed floorboards and night storage heater.





OUTSIDE

To the front of the property there is a gravelled area providing an off-road parking space. This also gives access to the rear garden with a raised paved seating area and steps down to the generous-sized lawned gardens with decorative gravelled areas and a range of mature shrubs and trees. Steps lead down to a further decorative gravelled seating area, all overlooking the open field views to the rear.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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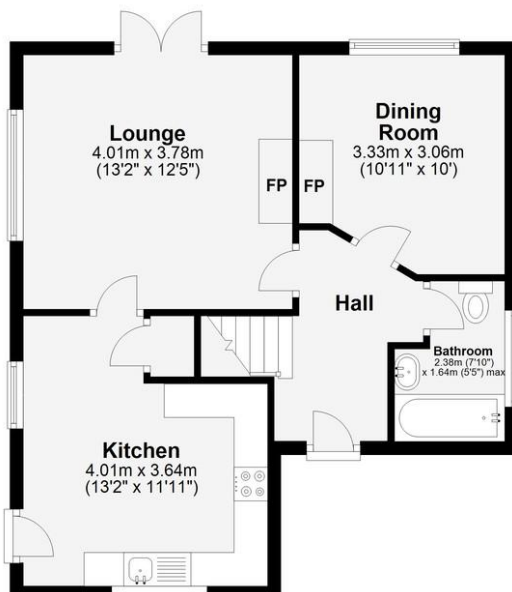






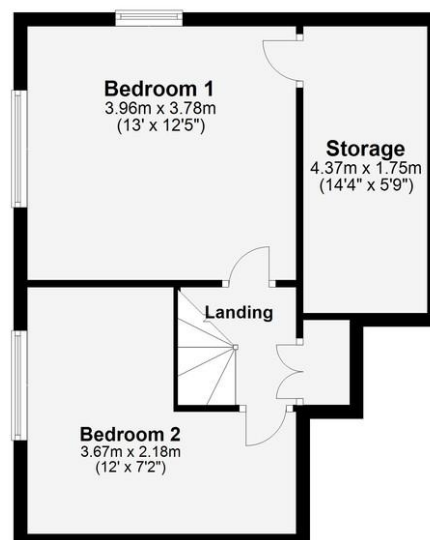
Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on 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

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.