



**Post Cottage, 23 Front Street,
Tealby, LN8 3XU**



Book a Viewing!

£635,000

This beautifully presented Four Bedroom Cottage is full of character and sits in the heart of the picturesque village of Tealby, within the Lincolnshire Wolds. Just a short walk from the village school, pub, tea room and shop, it is an ideal spot to enjoy village life. The current owners have updated the property to offer modern, stylish living. Inside, you will find a welcoming Reception Hallway, a spacious Kitchen Diner with a high quality fitted Kitchen and integral appliances, Utility Room, WC and a Boot Room with a boiler cupboard. The home also features a double bay fronted Lounge/Diner that overlooks the gardens, a Study/Bedroom and a Gallery Landing with a cozy sitting area. The Main Bedroom includes a Dressing Room and a luxurious En-Suite Bathroom, with two more Double Bedrooms served by a Family Shower Room. Outside, the cottage style gardens offer lovely views of the village. A gated driveway provides parking and leads to two Single Garages.





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 oak wooden flooring, glass panelled window and front door to the front aspect, stairs to first floor landing, bespoke oak fitted cupboard, solid oak door leading to Lounge and archway leading to the Kitchen.

KITCHEN/DINER

23' 4" x 10' 3" (7.11m x 3.12m) With glass panelled wooden windows to the front aspect, double wooden glass panelled doors to the rear garden, door leading to the Lounge and Utility Room, Welsh slate flooring with wet under floor heating, fitted with a range of modern quality base units with granite work surfaces over, stainless steel sink and drainer with mixer tap over, integral dishwasher, integrated bin storage, Rangemaster cooker, space for American style fridge freezer, wall mounted units with complementary tiling below, LED spotlights and space for dining table.



UTILITY ROOM

10' 6" x 12' 10" (3.2m x 3.91m) With Welsh slate flooring, fitted base units with granite work surfaces over, integral stainless steel bowl with mixer tap over, integral automatic washing machine and tumble dryer, spotlights, radiator, walk-in glass panelled bay window to the rear garden, door to the Wet Room/Shower Room and door to the rear entrance.

BOOT ROOM

With built-in cupboard housing the shower plumbing, glass panelled window and door to the rear aspect, Welsh slate flooring, radiator, shelving and boiler cupboard housing gas central heating boiler.

WC/ SHOWER ROOM

10' 6" x 3' 6" (3.2m x 1.07m) With electric under floor heating, Welsh slate flooring, towel radiator, low level WC, wash hand basin, wall tiling and doors opening into to walk-in shower.

LOUNGE/DINER

12' 4" x 27' 4" (3.76m x 8.33m) With wooden flooring, multi-fuel burner, radiator, space for dining table, beams to ceiling, two bay windows and door into the garden.

BEDROOM 4/STUDY

7' 1" x 12' 8" (2.16m x 3.86m) With feature bay window to the side aspect, solid wood flooring and radiator.

LANDING AND SITTING AREA

8' 8" x 17' 11" (2.64m x 5.46m) With glass panelled windows to the front aspect, LED spotlights, radiators and doors to three Bedrooms and the Shower Room.

BEDROOM 1

12' 9" x 16' 1" (3.89m x 4.9m) With glass panelled windows to the rear aspect overlooking the garden, radiator, access to the roof void and archway leading to the Dressing Room.

DRESSING ROOM

7' 1" x 11' 6" (2.16m x 3.51m) With glass panelled windows to the rear aspect, bespoke fitted oak bedroom furniture, radiator and door to the En-Suite Luxury Bathroom.

EN-SUITE BATHROOM

9' 11" x 15' 1" (3.02m x 4.6m) With glass panelled windows to the front and rear aspects, radiator, tiled flooring with electric under floor heating, part tiled walls, suite comprising of His-and-Hers wash hand basins with vanity units, towel radiator, stand-alone central bath with mixer tap, walk-in wet room shower with shower attachment and rain shower head.

BEDROOM 2

12' 4" x 10' 2" (3.76m x 3.1m) With glass panelled window to the front aspect, radiator and built-in wardrobes.

BEDROOM 3

14' 1" x 12' 7" (4.29m x 3.84m) With window to the rear aspect and radiator.





SHOWER ROOM

4' 8" x 10' 11" (1.42m x 3.33m) With glass panelled window to the front aspect, tiled flooring with electric under floor heating, suite comprising of walk-in wet room shower, wash hand basin with vanity unit, electric WC, towel radiator and LED spotlights.

GARAGE

18' 3" x 10' 8" (5.56m x 3.25m) With electric up-and-over door, power and lighting.

GARAGE

10' 5" x 17' 9" (3.18m x 5.41m) With electric up-and-over door to the front aspect, power, lighting, door to the side aspect and door to a Workshop

WORKSHOP

9' 7" x 6' 2" (2.92m x 1.88m) With shelving, power and lighting

ANNEX/GARDEN ROOM

15' 5" x 13' 1" (4.7m x 3.99m) With Bi-fold doors and double doors to the front aspect, wooden flooring, power, lighting, electric wall heater/air conditioning unit and door to WC.

WC

With WC, wash hand basin, wooden flooring and extractor fan.

OUTSIDE

There are lawned cottage-style gardens with a paved seating area and covered bin store to the side aspect, and a variety of fruit trees and shrubs. To the rear there is a gated block paved driveway providing access to the two garages, with attached workshop, (Width of the gate to rear access and garage is approx 2150mm), summer house with WC, heating/air conditioning unit and Bi-fold doors. The property also benefits from Solar panels providing hot water supply.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar panel water heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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.





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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.

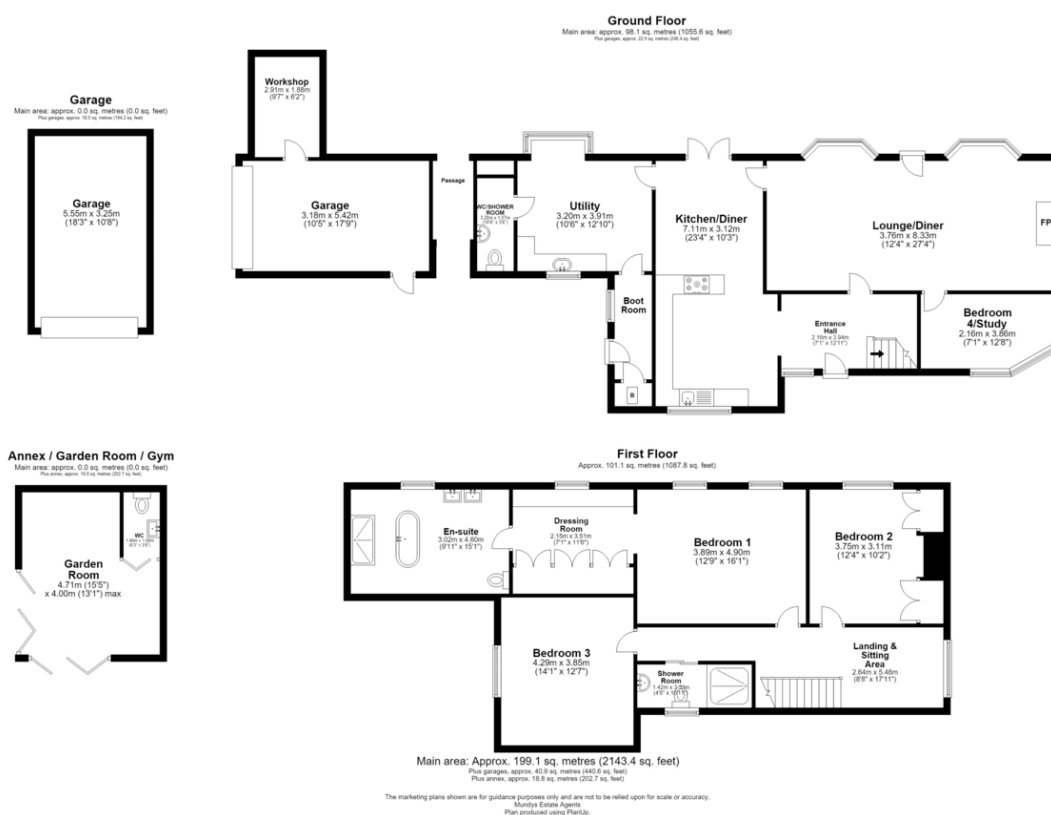
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