



Pear Tree Cottage, 27 Rasen Road

Tealby, Market Rasen, LN8 3XL



Book a Viewing!

£425,000

A detached period home located within the sought after Lincolnshire Wolds village of Tealby and within a short walk to the village centre, shop, school and public house. The property sits set back from the road within superb mature grounds of approx. 1/3 of an acre and benefits from having a large driveway providing ample off road parking. Internally the accommodation comprises of Entrance Porch, Dining Room, Downstairs WC, Kitchen, Lounge with a log burner and a First Floor Landing leading to three double Bedrooms, Bathroom and an additional Shower Room. The property further benefits from having a converted Garage which could be utilised as a home working space or an annex space as it includes an additional shower room. Viewing of the property is highly recommended to appreciate the position of the property and the plot on which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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

PORCH

With four timber windows, external door and access to the dining room.

DINING ROOM

20' 6" x 8' 6" (6.25m x 2.59m), with two timber windows, stairs to the first floor, under stairs storage cupboard and two radiators.

WC

6' 2" x 3' 4" (1.88m x 1.02m), with tiled flooring, low level WC, wash hand basin, extractor fan and radiator.

KITCHEN

11' 5" x 10' 4" (3.48m x 3.15m), with two timber windows, external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, Belfast sink, space for free standing cooker, integrated fridge freezer, plumbing and space for dishwasher and a radiator.

LOUNGE

23' 11" x 12' 1" (7.29m x 3.68m), with five timber windows, built-in shelving and a fireplace with a log burner.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder and a timber window.

BEDROOM 1

13' 2" x 12' 9" (4.01m x 3.89m), with two timber windows, built-in wardrobe and radiator.

BEDROOM 2

10' 8" x 9' 5" (3.25m x 2.87m), with timber window and radiator.

BEDROOM 3

12' 3" x 11' 5" (3.73m x 3.48m), with two timber windows, built-in wardrobe and radiator.

BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m), with timber window, low level WC, wash hand basin, bath, partly tiled walls and radiator.

SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.78m), with timber window, low level WC, wash hand basin, shower cubicle, partly tiled walls and heated towel rail.

OUTSIDE

To the side of the property there is a driveway providing ample off road parking which leads through to the generous sized grounds, which are mainly laid to lawn with a wide variety of mature plants, shrubs and trees. There is also an Outbuilding and Studio/Summer House.

In addition to the accommodation the property offers a detached office/annex space with an additional shower room.





DETACHED OFFICE/ANNEX

With external door, two windows and electric heater.

SHOWER ROOM

With vinyl flooring, low level WC, walk-in shower cubicle, wash hand basin, heated towel rail and extractor fan.

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, Bird & 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.

CMH, J Walter and Calum Lyman 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.
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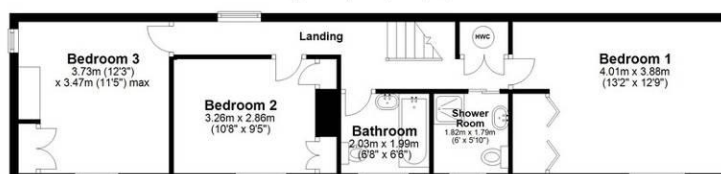
Ground Floor
Approx. 63.7 sq. metres (685.5 sq. feet)



Converted Garage
Approx. 19.3 sq. metres (207.5 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 141.8 sq. metres (1525.9 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 PlanItUp

29 – 30 Silver Street
Lincoln
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22 Queen Street
Market Rasen
LN8 3EH

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