

30 Front Street, Tealby,

Market Rasen, LN8 3XU

Book a Viewing!

£375,000

A characterful Two Bedroom Property situated in the highly regarded Lincolnshire Wolds village of Tealby. Offering a distinctive blend of traditional features, versatile accommodation and scope for a purchaser to make their own mark, this is an appealing opportunity for those looking for a home with individuality and charm. The accommodation is arranged over two floors and includes a garden room, separate dining room, fitted kitchen and a spacious living room featuring exposed wooden beams with a feature fireplace. To the first floor there are two bedrooms, with the principal bedroom benefiting from en-suite facilities and a separate bathroom. Outside, the property enjoys an enclosed, established rear garden with a lawn, mature trees and shrubs, a paved patio and a useful brick built outbuilding. A detached garage with power and lighting provides additional storage or parking potential. With its characterful interior, flexible reception space and attractive garden. Viewing is highly recommended to appreciate the accommodation and character on offer.





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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. The village offers an appealing setting for those who enjoy walking, outdoor pursuits and village life, while the nearby market town of Market Rasen provides a wider range of shops, services and everyday amenities.

ACCOMMODATION

GARDEN ROOM

9' 3" x 12' (2.82m x 3.66m) With tiled flooring, radiator, double glazed windows to the front and side elevations, double glazed door provides access to the rear garden and internal double doors open through to the dining room.

DINING ROOM

12' x 13' 1" (3.66m x 3.99m) With a combination of carpeted and tiled flooring, radiator, double glazed window to the front elevation, external door to the front, double doors to the garden room and an opening through to the kitchen.









KITCHEN
11' 10" x 6' 11" (3.61m x 2.11m) Fitted with a range of wall and base units, work surfaces and tiled flooring and splashbacks, integrated appliances including a stainless steel sink with drainer, electric double oven and gas hob with extractor over and double glazed window to the front elevation and a skylight.

LIVING ROOM
12' x 20' 3" (3.66m x 6.17m) With exposed wooden beams, feature fireplace, under stairs storage, two radiators, frosted double glazed window to the rear elevation, double glazed windows to the front and staircase rising to the first floor.

FIRST FLOOR LANDING
With doors leading to the first floor accommodation and double glazed window to the front elevation.

BEDROOM 1
12' x 13' 7" (3.66m x 4.14m) With double glazed windows to the front and side elevations, radiator and access to en-suite.

EN-SUITE
10' 6" x 7' 1" (3.2m x 2.16m) With low level WC, wash hand basin, shower cubicle, radiator, double glazed window to the front elevation and storage cupboard housing the boiler.

BEDROOM 2
13' 1" x 13' 2" (3.99m x 4.01m) With radiator, double glazed window to the front elevation and built-in cupboard space.

BATHROOM
8' 8" x 7' 2" (2.64m x 2.18m) Fitted with a low level WC, wash hand basin, bath with dual taps, radiator, frosted window to the rear elevation and wooden paneling.

GARAGE
Providing useful additional space for vehicle storage, hobbies or general storage.

OUTSIDE
The property benefits from an enclosed rear garden with an established, mature feel. The garden incorporates a lawn, mature trees and shrubs and a paved patio area providing space for outdoor seating and entertaining. A brick built outbuilding offers useful additional storage. Slabbed paving leads towards the front gate, providing access to the property. The garden is a particular feature, with established greenery and scope for a purchaser to further shape the outdoor space to suit their needs.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (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

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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
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:

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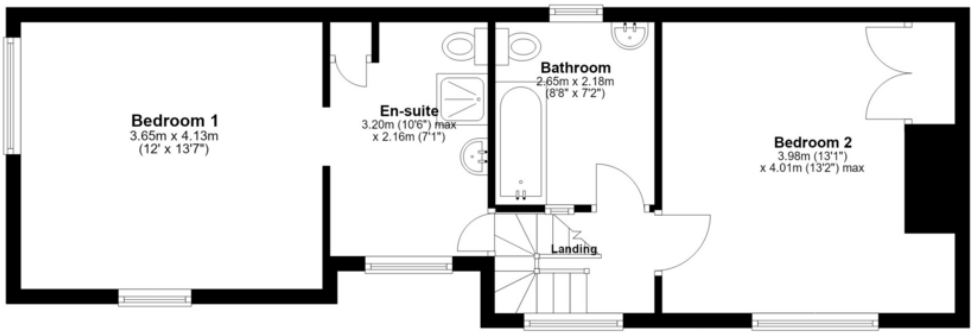
Ground Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



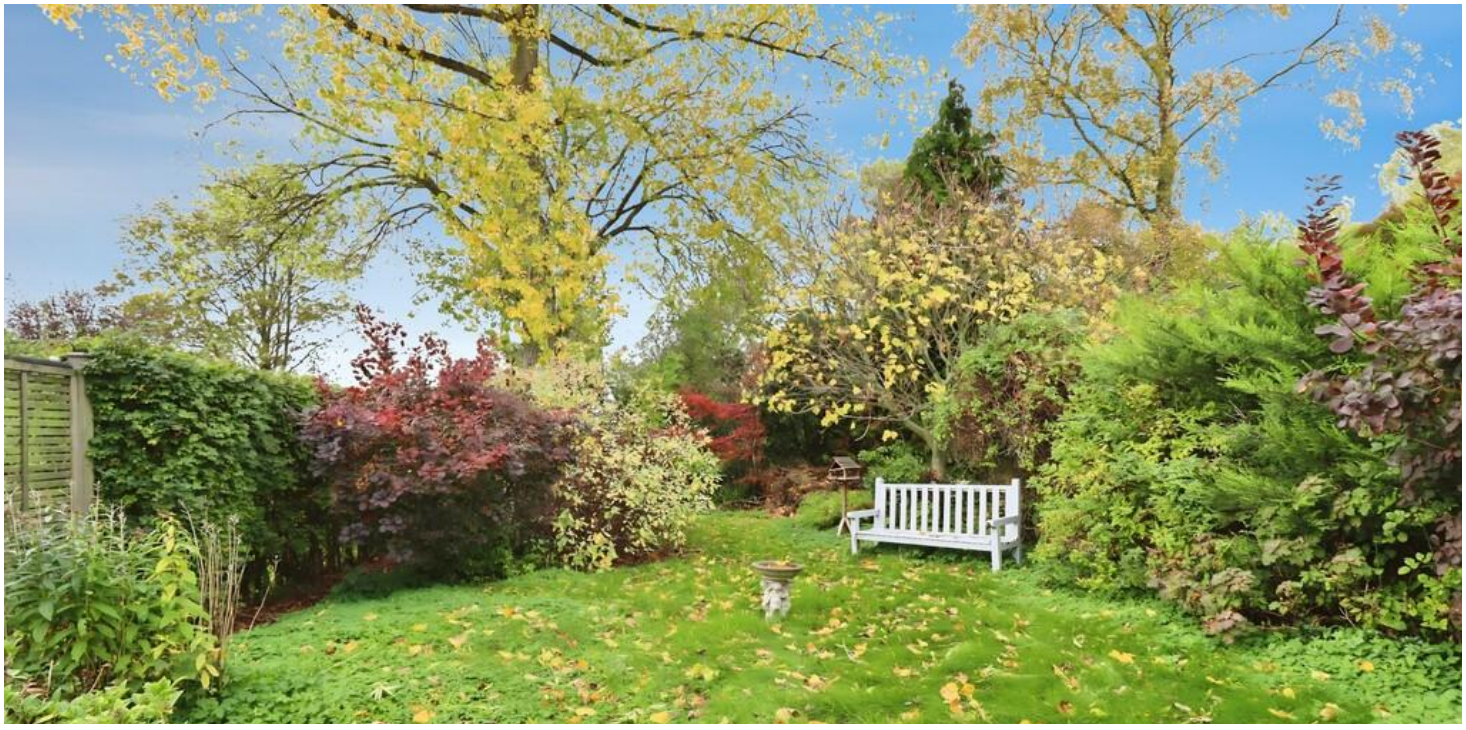
First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 104.3 sq. metres (1122.2 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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The Property Ombudsman