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Thorpe Lane, Tealby



When it comes to
property it must b


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£450,000

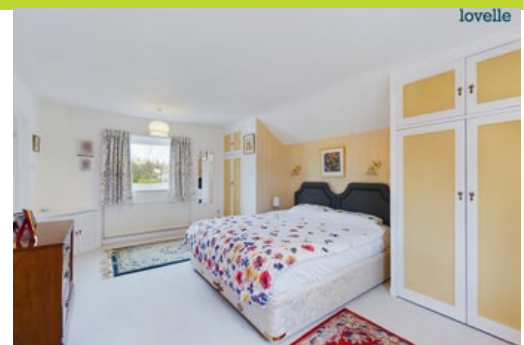


EXCEPTIONAL DETACHED HOUSE in popular village location. Spacious and flexible accommodation comprising entrance hall, wc, lounge, dining room, sun room, kitchen diner, snug, utility, 4 bedrooms, ensuite and bathroom. GENEROUS GARDENS, garage and extensive driveway. NO ONWARD CHAIN

Key Features

- Exceptional Detached House
- Popular Village Location
- Spacious & Flexible Accommodation
- Entrance Hall, WC, Lounge
- Dining Room, Sun Room
- Kitchen Diner, Snug, Utility
- EPC rating TBC
- Tenure: Freehold





Situation

The property is situated in the sought after village of Tealby which lies on the western fringes of the Lincolnshire Wolds an area designated as being of Outstanding Natural Beauty. The village itself is very picturesque and has several amenities which include a highly regarded primary school, historic church, bowls club, tennis club, public house, tea room & community village shop. Market Rasen is only 4 miles away. Tealby is also on 'The Viking Way' which leads through to Walesby. The village is situated halfway between Lincoln & Grimsby.

Entrance Hall

4.87m x 2.45m (16'0" x 8'0")

uPVC front entrance door, window to front aspect with secondary glazing, radiator and stairs to first floor accommodation

WC / Cloakroom

1.76m x 1.37m (5'10" x 4'6")

low level WC, pedestal hand wash basin, radiator and double glazed window to front aspect

Lounge

4.03m x 6.46m (13'2" x 21'2")

double glazed bay window to front aspect, double glazed windows to side and rear aspect, 2 radiators and feature fire place

Dining Room

4.18m x 3.08m (13'8" x 10'1")

parquet flooring and radiator

Sun Room

3.15m x 4.53m (10'4" x 14'11")

parquet flooring, electric heater and double glazed double doors to garden

Kitchen Diner

3.46m x 5.63m (11'5" x 18'6")

a range of fitted wall and base units, sink unit, space for under counter fridge, 4 ring hob, electric oven, radiator, laminate flooring and double glazed windows to front and rear aspect

Snug

3.64m x 3.79m (11'11" x 12'5")

double glazed sliding doors to front aspect, radiator and feature fire place

Rear Hall

0.99m x 1.16m (3'2" x 3'10")

timber entrance door, tiled flooring and boiler cupboard

Utility Room

2.63m x 1.8m (8'7" x 5'11")

butler sink, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge, window to rear aspect and tiled flooring

Landing

6.52m x 0.85m (21'5" x 2'10")

double glazed window to front aspect, radiator and roof void access

Bedroom 1

3.75m x 5.6m (12'4" x 18'5")

double glazed windows to front and rear aspects, 2 radiators and fitted wardrobes

Ensuite

2.16m x 3.06m (7'1" x 10'0")

4 piece suite comprising low level WC, vanity hand wash basin, bidet, panelled bath with shower over, fully tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Bedroom 2

3.47m x 2.89m (11'5" x 9'6")

double glazed window to front aspect, radiator and hand wash basin

Bedroom 3

3.46m x 3.49m (11'5" x 11'6")

double glazed window to rear aspect and radiator

Bedroom 4

3.27m x 2.7m (10'8" x 8'11")

double glazed window to rear aspect and radiator

Shower Room

1.94m x 1.54m (6'5" x 5'1")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect





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Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs and trees. The rear garden is again mostly laid to lawn with paved patio, planted shrubs and trees and timber sheds.

Garage

3.07m x 9.23m (10'1" x 30'4")

up and over door, windows to side and rear aspect, power, lighting and side entrance door

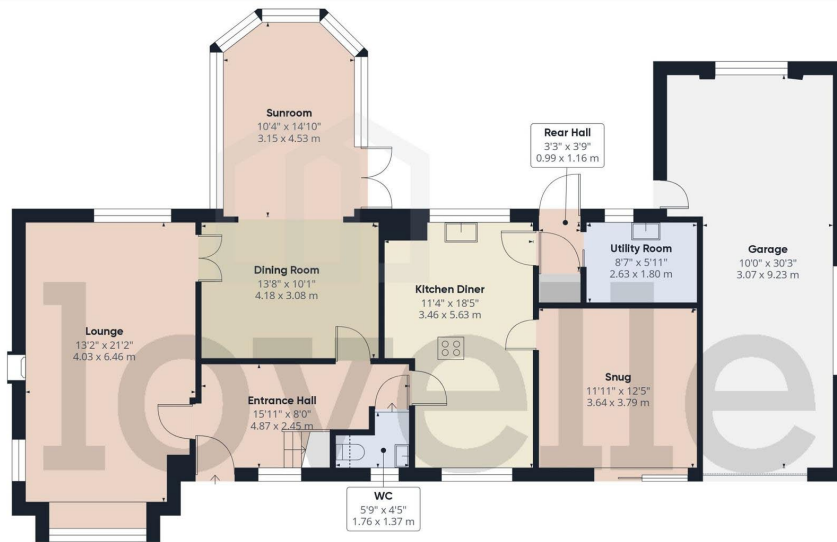
Driveway

extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

2215.54 ft²
205.83 m²

Reduced headroom

2.71 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

