



Aspen Cottage, Plot 3, 18 Cow Lane

Tealby, Market Rasen, LN8 3YB



Book a Viewing!

£340,000

A beautifully appointed brand new three-bedroom cottage forming part of an exclusive development of just six stone-built homes by the well-regarded local developer, Cherry Tree Homes. Situated in the heart of the picturesque Lincolnshire Wolds village of Tealby, the property is within walking distance of the village shop, tea rooms, public houses and local amenities. Finished to a high specification throughout, the accommodation includes an elegant lounge, stunning open-plan living kitchen with bespoke handmade kitchen, quartz worktops and anthracite aluminium bi-fold doors, together with three double bedrooms, en-suite shower room and family bathroom. Further benefits include underfloor heating to the ground floor, enclosed rear garden and two allocated parking spaces. An excellent opportunity to purchase a high-quality new home within one of Lincolnshire's most sought-after villages.



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PROPERTY DESCRIPTION

Aspen Cottage is a beautifully crafted brand new home forming part of an exclusive development of just six stone-built cottages by the highly regarded local developer, Cherry Tree Homes. Located in the heart of the sought-after Lincolnshire Wolds village of Tealby, the property is within easy walking distance of the village shop, tea rooms, public houses, primary school and the many amenities that make Tealby one of Lincolnshire's most desirable villages.

Constructed in local Ancaster limestone with traditional red pantile roofing, the development has been thoughtfully designed to complement the character of this attractive conservation village and its setting within the Lincolnshire Wolds Area of Outstanding Natural Beauty.

Finished to a high specification throughout, Aspen Cottage combines traditional village architecture with modern, energy-efficient living. The accommodation comprises a reception hall with utility cupboard, cloakroom/WC, elegant lounge and an impressive L-shaped open-plan living kitchen. The kitchen has been handcrafted by local cabinet maker Peter Jackson and features quartz worktops, a full range of integrated appliances and 4-metre-wide anthracite aluminium bi-fold doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining.



To the first floor, the landing leads to three double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Further benefits include underfloor heating throughout the ground floor, Karndean flooring, quality sanitary ware, contemporary fittings, gas central heating and two allocated parking spaces.

Outside, there is an enclosed lawned rear garden together with parking for two vehicles.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE - 13' 2" x 11' 11" (4.01m x 3.63m)

KITCHEN/DINING & LIVING AREA - 19' 2" x 14' 11" (5.84m x 4.55m)

FIRST FLOOR LANDING

BEDROOM - 14' 2" x 10' 2" (4.32m x 3.1m)

EN-SUITE - 7' 11" x 3' 11" (2.41m x 1.19m)

BEDROOM - 10' 5" x 8' 6" (3.18m x 2.59m)

BEDROOM - 10' 6" x 9' 10" (3.2m x 3m)

FAMILY BATHROOM - 8' 2" x 5' 7" (2.49m x 1.7m)



SPECIFICATION

Kitchen

* Handmade bespoke kitchen by local cabinet maker Peter Jackson

* Quartz worktops

* Integrated stainless steel double oven

* Integrated stainless steel microwave

* Induction hob

* Flush ceiling-mounted extractor fan

* Integrated fridge and freezer

* Integrated wine cooler

* Undercounter ceramic sink with high-quality mixer tap

* 4-metre-wide anthracite aluminium bi-fold doors

opening onto the rear garden

Bathrooms & En-Suite

* High-quality white sanitary ware with chrome fittings

* Contemporary ceramic wall tiling

* En-suite shower room to the principal bedroom

* Family bathroom with bath and separate shower over

* Chrome heated towel rails

* Ground floor cloakroom/WC

* Choice of selected bathroom finishes available subject to build stage



Flooring

* Karndean flooring throughout the ground floor

* Carpets to first floor rooms in a choice of colours, subject to build stage

Heating & Energy Efficiency

* Gas-fired central heating

* A-rated condensing boiler

* Underfloor heating throughout the ground floor

* Radiators to the first floor





Internal Finish

- * High-quality contemporary KLIK sockets and switches
- * Combination of solid and glazed internal timber doors
- * Quality chrome door furniture
- * TV points to living areas and all bedrooms
- * Telephone points to principal living spaces
- * Electric extractor fans to kitchen, bathrooms, en-suite and cloakroom

Security & Safety

- * Mains-operated smoke and heat detectors

External Features

- * Traditional Ancaster limestone construction
- * Red pantile roof
- * Anthracite aluminium bi-fold doors
- * Enclosed rear garden
- * Two allocated parking spaces

KEY FACTS FOR BUYERS

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

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

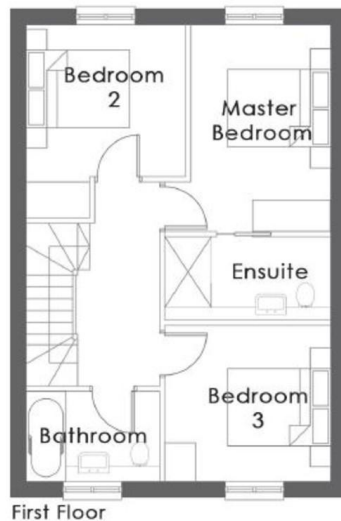
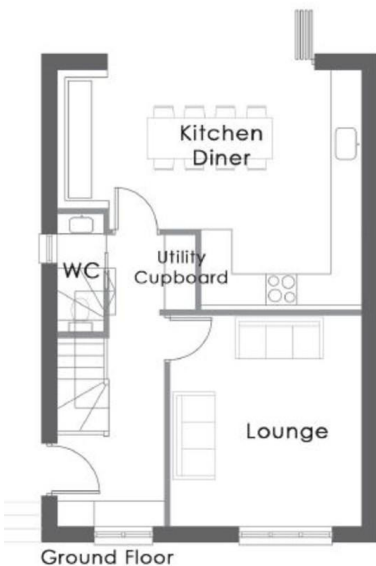
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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