



## Pear Tree Cottage, 27 Rasen Road

Tealby, Market Rasen, LN8 3XL



Book a Viewing!

**£550,000**

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 show 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](http://mundys.net)

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**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.

CVH, 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.

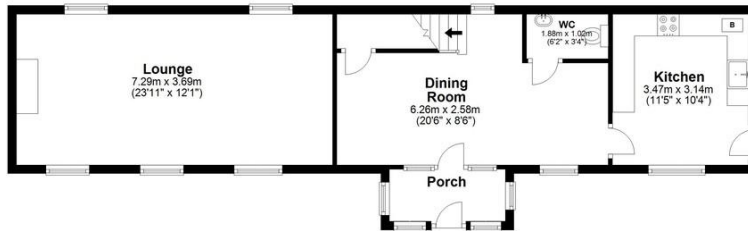
**GENERAL**

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:

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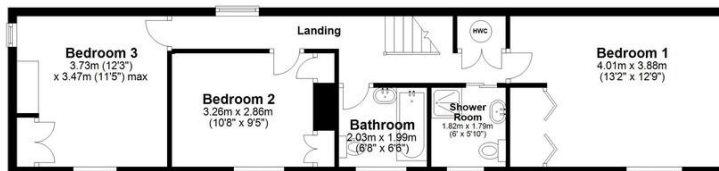
**Ground Floor**  
Approx. 63.7 sq. metres (685.5 sq. feet)



**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 PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

