



## 16 Cow Lane, Tealby, Market Rasen, LN8 3YB



Book a Viewing!

**£435,000**

This spacious and extended detached family bungalow, located in the heart of the village of Tealby, has been tastefully updated and well-maintained by the current owner, including a newly fitted bathroom suite. The internal accommodation comprises a covered entrance, inner hallway, and a dual-aspect lounge with oak flooring and a log burner. The dining kitchen features a high-quality fitted kitchen with granite worktops, integrated appliances, including a Rangemaster, and space for a dining table. There is also a utility room and four bedrooms. The main bedroom benefits from fitted wardrobes and a large en-suite with both a bath and a walk-in shower. Externally, the bungalow sits on a generous plot with extensive lawned gardens, mature shrubs, trees, and a paved seating area. A sweeping gravel driveway provides ample off-road parking and access to the integral garage. Viewing is Essential. The property is being sold with No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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.





#### COVERED ENTRANCE

With uPVC door and window to the Inner Hallway and wooden door to the side.

#### KITCHEN/DINER

13' 4" x 13' 6" (4.06m x 4.11m) With uPVC bow window to the front with window seat, uPVC door to the side, tiled floor, fitted with a range of wall, base units and drawers with granite work surfaces over and complementary tiling below, sink with granite drainer, spaces for a Range Cooker, fridge and freezer, dishwasher, vertical radiator and LED spotlights to ceiling.

#### LOUNGE

13' 1" x 16' 0" (3.99m x 4.88m) With uPVC bow window to the side, uPVC window to the front, log burner with brick surround and tiled hearth and radiator.



#### INNER HALLWAY

With uPVC door to the Side Entrance, wooden flooring, radiator, access to roof void and doors leading to the Lounge, Kitchen Diner, Bathroom, four Bedrooms, Cloaks Cupboard with shelving, Utility and Airing Cupboard housing the water tank and gas central heating boiler.

#### UTILITY

6' 5" x 2' 11" (1.97m x 0.91m) With uPVC window to the side and space for an automatic washing machine.

#### BEDROOM 1

12' 4" x 11' 2" (3.76m x 3.4m) With double uPVC doors to the rear, fitted wardrobes and door to the En-Suite.



#### EN-SUITE

10' 3" x 7' 8" (3.12m x 2.34m) With light-well, suite to comprise of walk-in shower, bath, WC and wash hand basin, extractor fan, tiled flooring with underfloor heating, LED spotlights and chrome towel radiator.

#### BEDROOM 2

13' 1" x 14' 7" (3.99m x 4.44m) With uPVC window to the side and radiator.

#### BEDROOM 3

11' 6" x 12' 2" (3.51m x 3.71m) With uPVC window to the side, fitted wardrobes and radiator.

#### BEDROOM 4

10' 3" x 10' 3" (3.12m x 3.12m) With uPVC window to the side and radiator.



#### BATHROOM

7' 2" x 8' 1" (2.18m x 2.46m) With uPVC window to the side, suite to comprise of bath, shower cubicle with panel boarding surround, WC and wash hand basin and radiator.

#### OUTSIDE

To the front there is an extensive gravelled driveway providing off road parking for numerous vehicles and giving access to the Garage and side of the property where there is a lawned garden. To the side/front of the property there are extensive lawned gardens with flowerbeds and paved areas.



## GARAGE

19' 1" x 9' 5" (5.82m x 2.88m) With up and over door to the front, window to the side, power and lighting.

### 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](http://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 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 and J Walter 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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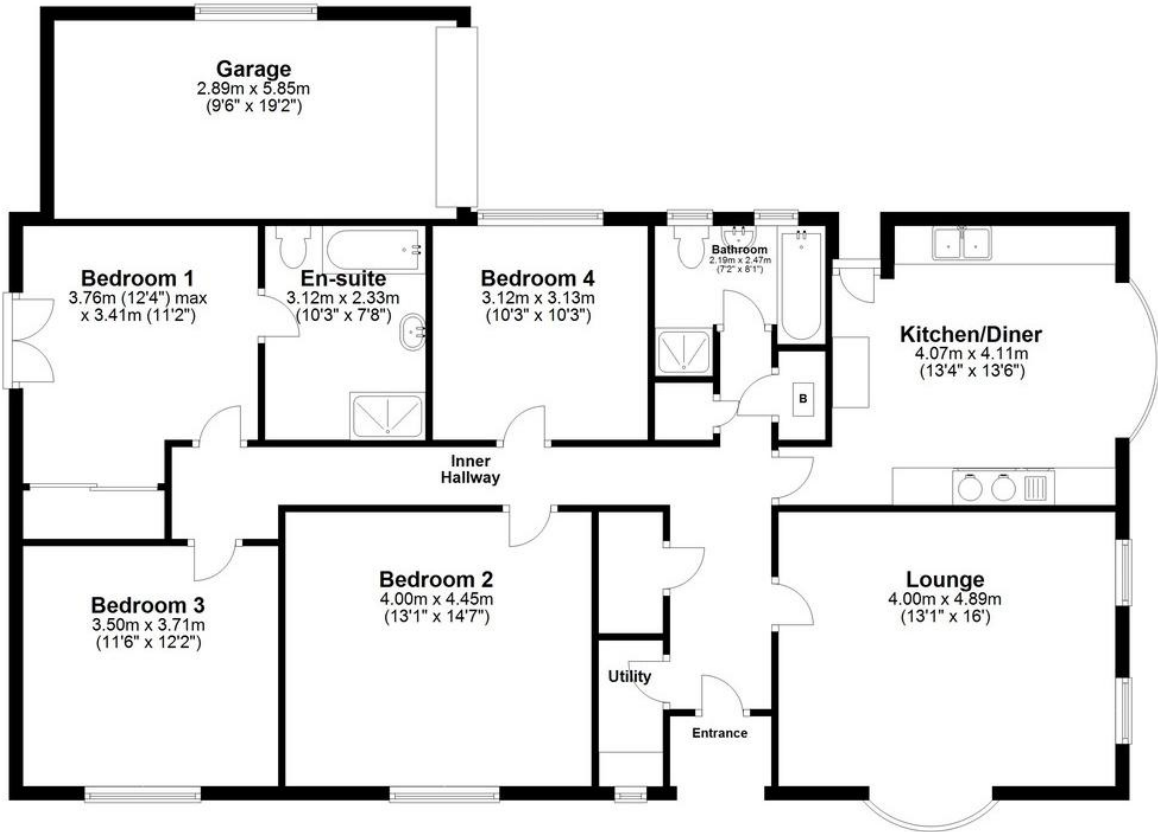






### Ground Floor

Approx. 146.9 sq. metres (1580.9 sq. feet)



Total area: approx. 146.9 sq. metres (1580.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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