



**19 Cow Lane, Tealby,
Market Rasen, LN8 3YB**



Book a Viewing!

£475,000

A beautifully presented Three Bedroom Detached Family Home located in the centre of the sought after village of Tealby within the Lincolnshire Wolds. The property is within a short walk of village amenities including the popular public house, tea rooms and village store, whilst also being conveniently located for easy access into the nearby market town of Market Rasen and the popular market town of Louth. The property has been tastefully updated by the current owners and offers an excellent move-in ready opportunity for a family. The home is positioned with a driveway to the front providing off-road parking together with a lawned garden. To the rear there is a garden enjoying open views across adjoining paddocks. Internally the accommodation comprises of an Entrance Hallway, downstairs WC, Study, Lounge and an Open Plan Kitchen Diner with bay window and double doors opening onto the rear garden. A useful Utility Room adjoins the Kitchen. To the First Floor there are Three generous Bedrooms, with Bedroom One benefitting from fitted wardrobes and an En-suite Shower Room, together with a Family Bathroom. The property also benefits from a single garage and solar panels with a feed-in tariff.





SERVICES

All mains services available. Gas fired central heating. Solar panels with feed-in tariff (export approximately 56p per unit).

EPC RATING – B.

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

ENTRANCE HALL

With timber external door and window, tiled flooring, stairs rising to the first floor, under stairs storage cupboard and radiator.

WC

With timber window, low level WC and wash hand basin.

OFFICE

10' 11" x 7' 3" (3.33m x 2.21m) With timber window, tiled flooring, fitted bespoke shelving with cupboard units and radiator.



KITCHEN/DINER

23' 4" x 9' 10" (7.11m x 3m) With timber window and timber bay window with double doors opening onto the rear garden, tiled flooring, fitted with wall and base units with oak work surfaces over, ceramic sink with mixer tap, integrated double oven, four ring gas hob with extractor fan, integrated dishwasher, radiator, wall lighting and spotlighting.

UTILITY ROOM

9' 11" x 7' 3" (3.02m x 2.21m) With timber window, external stable door, tiled flooring, wall and base units with oak work surfaces, plumbing and spaces for washing machine and tumble dryer, spaces for fridge freezer and radiator.



LOUNGE

19' 0" x 13' 1" (5.79m x 3.99m) With timber window to the front aspect, laminate flooring, feature fireplace with surround and radiator.

FIRST FLOOR LANDING

With access to roof void and storage cupboard.

BEDROOM 1

15' 7" x 11' 5" (4.75m x 3.48m) With timber window, fitted wardrobes with drawers and radiator.

EN-SUITE

5' 11" x 5' 9" (1.8m x 1.75m) With timber window, tiled flooring, low level WC, wash hand basin, walk-in shower with fully tiled walls, heated towel rail and extractor fan.

BEDROOM 2

13' 1" x 11' 7" (3.99m x 3.53m) With radiator and timber window with open views.

BEDROOM 3

12' 0" x 9' 10" (3.66m x 3m) With radiator and timber window with open views.





FAMILY BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m) With timber window, tiled flooring, fully tiled walls, low level WC, wash hand basin, bath with mains shower over, traditional style radiator with towel rail, wall lighting and extractor fan.

GARAGE

21' 2" x 9' 11" (6.45m x 3.02m) Electric door, window, external door to rear, part tiled flooring with power and lighting.

OUTSIDE

To the front there is a driveway providing off-road parking and a lawned garden. The enclosed rear garden is laid mainly to lawn with a patio seating area and backs onto the adjoining paddock.



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

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 & Co, Taylor Rose, 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.

CWH 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 provide 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.

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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.
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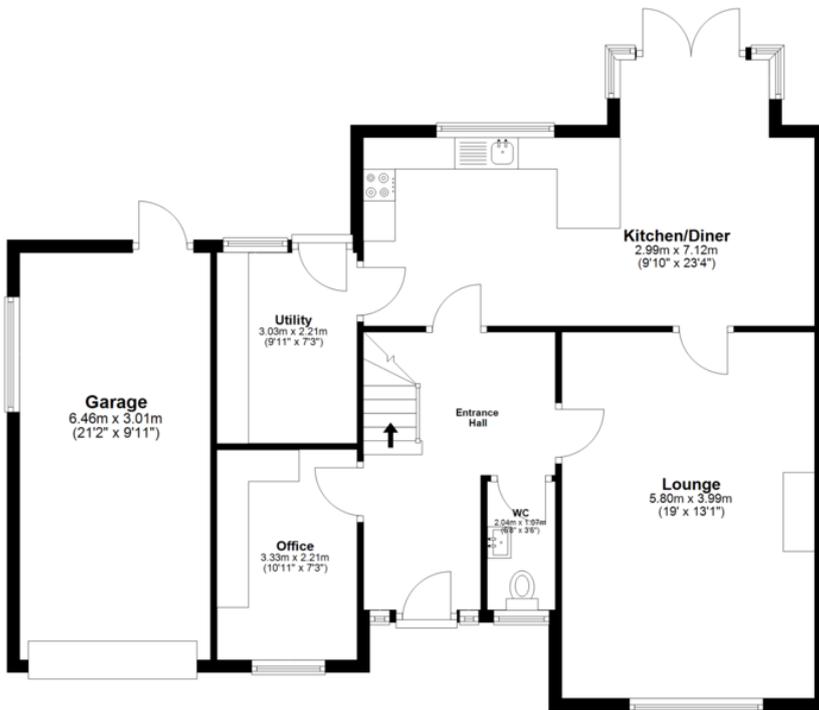






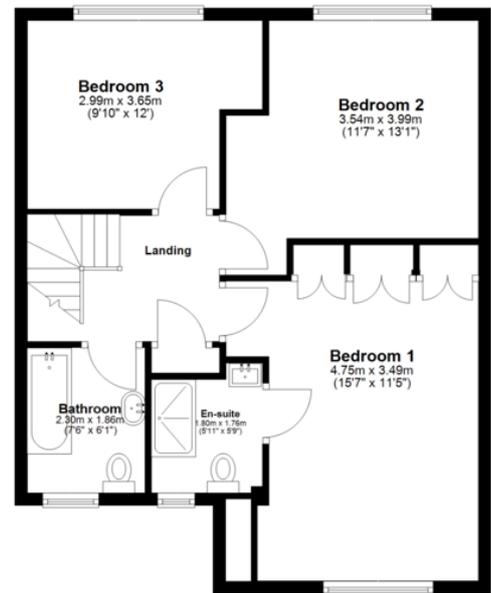
Ground Floor

Approx. 96.8 sq. metres (1041.4 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 156.0 sq. metres (1679.4 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
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

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.



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