



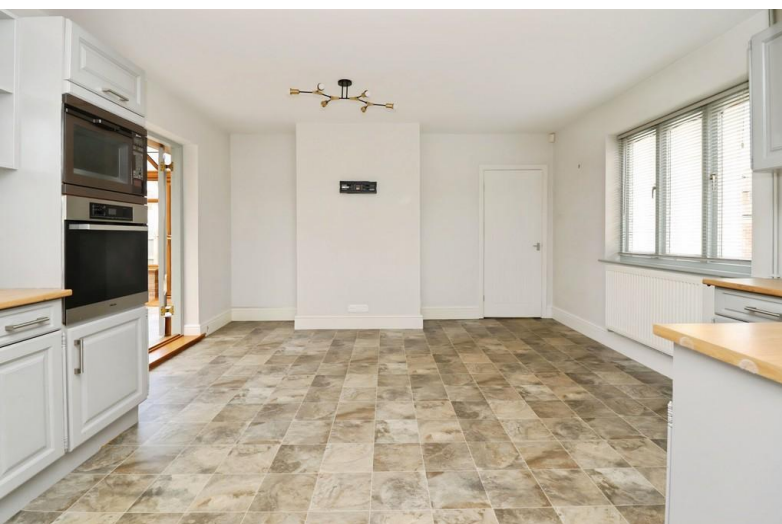
36 Cow Lane
Tealby, LN8 3YB



Book a Viewing!

£395,000

A Three Double Bedroom Detached House located in the centre of the sought after Lincolnshire Wolds village of Tealby. The property is positioned within the heart of the village and is within walking distance of the village pub, tea rooms and village shop, whilst also being conveniently located between the towns of Market Rasen and Louth. The property is set back from the road and benefits from a large driveway providing off-road parking, along with gated access to the rear garden. Internally, an Entrance Hallway leads to a generous Lounge and a second Reception Room overlooking the rear garden. There is also a spacious Kitchen Diner fitted with a range of units, with double doors leading through to a Conservatory at the rear. In addition, the property benefits from a Utility Room and a Ground Floor WC. To the First Floor, the Landing gives access to Three Double Bedrooms, with the Main Bedroom having two skylight windows and access to eaves storage. There is also a Family Bathroom. The property is being sold with no onward chain and represents an opportunity to purchase a detached home in this position within the village of Tealby.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – F.

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, timber window and stairs rising to the first floor.

LOUNGE

15' 9" x 13' 0" (4.8m x 3.96m) With timber bay window, downlighting and two radiators.

FAMILY ROOM

10' 10" x 9' 11" (3.3m x 3.02m) With timber window and radiator.

KITCHEN/DINER 18' 3" x 14' 1" (5.56m x 4.29m) With timber windows, vinyl flooring, fitted with a range of wall, drawer and base units with work surfaces over, tiled splashback, 1½ stainless steel sink and drainer with mixer tap, integrated Miele single oven, integrated Neff microwave, integrated electric hob with extractor fan over and radiator.

UTILITY ROOM

11' 11" x 8' 2" (3.63m x 2.49m) With timber windows and two external timber doors, vinyl flooring, fitted with base units with work surface over, stainless steel sink and drainer, plumbing and spaces for washing machine and tumble dryer.

WC

With vinyl flooring, low level WC, wash hand basin and tiled splashback.



CONSERVATORY

14' 8" x 9' 2" (4.47m x 2.79m) With UPVC double glazed windows and door to the rear garden, vinyl flooring and radiator.

FIRST FLOOR LANDING

With timber window, radiator, access to roof space and airing cupboard housing hot water cylinder.

BEDROOM 1

15' 9" x 13' 0" (4.8m x 3.96m) With timber window, two timber skylight windows, access to eaves storage and radiator.

BEDROOM 2

18' 2" x 8' 0" (5.54m x 2.44m) With timber window and radiator.

BEDROOM 3

10' 10" x 9' 11" (3.3m x 3.02m) With timber window and radiator.

BATHROOM

13' 7" x 5' 4" (4.14m x 1.63m) With timber window, vinyl flooring, low level WC, wash hand basin, tiled splashback, bath with tiled surround and shower over, heated towel rail, radiator and extractor fan.





OUTSIDE

To the front of the property there is a large gravel driveway providing ample off-road parking. Gated access leads to the rear garden, which is mainly laid to lawn with a paved seating area.

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, 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.

CWH, J Walter and Callum 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

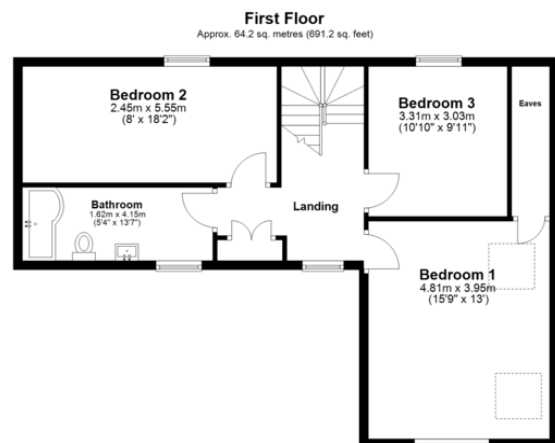
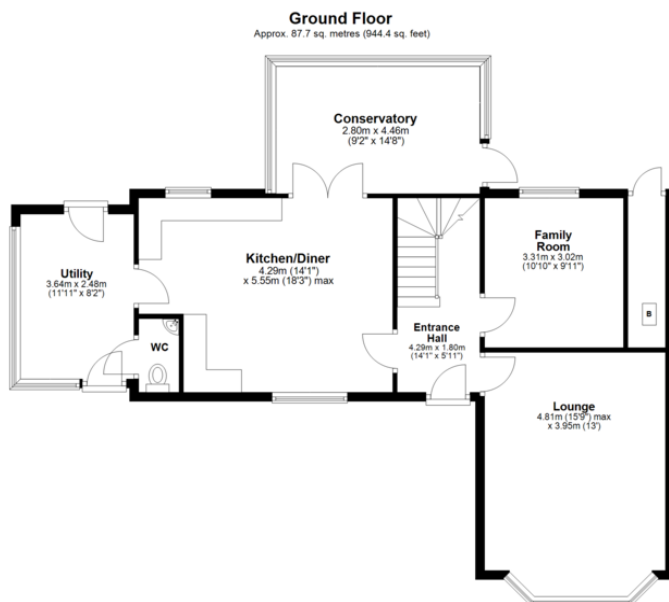
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2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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 a spot verified.

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Total area: approx. 152.0 sq. metres (1635.6 sq. feet)

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

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LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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