



## Acorn Cottage 10a, Caistor Lane

| Tealby, Market Rasen | LN8 3XW

£160,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

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A Charming Cottage in the Heart of this Most Prized Village location. Tealby is one of the most Sought After Villages in the area, its Edge of Wolds situation draws people in from far and wide for Cycling, Walking or enjoying a Relaxing cuppa in The Vintage Tea Rooms or cooling down with a refreshing pint or G & T with dinner at the highly regarded Kings Head Pub. There is a 'Community Shop' for last minute essentials and when you've moved into the village there is a wide array of activities or clubs to join, such as the Tennis Club, Bowls Club, Tealby Village Green Community Woodland, Meadow & Orchard Wildlife Project and various other events through the calendar via the Village Hall.

This Quaint Cottage is a perfect start, to get into this village, alternatively it would make a lovely airbnb or rental possibility or second home 'bolt-hole'. The immaculate accommodation is warmed by underfloor electric heating to the Ground Floor and Gas Radiator Central Heating. It briefly comprises: Living Room with feature fireplace, Kitchen, Bedroom and Bathroom. Outside there is an outside Laundry or Storage Cupboard and Garden with Wold Views to the rear.

- Charming Cottage Home
- Active Village Community
- Living Room with Fireplace
- Bedroom & Bathroom
- Highly Revered Village
- Suit Investment or F.T.B.'s
- Fitted Kitchen & Laundry/Store
- Rear Garden & No Chain

## Living Room

12'0 max into recess x 10'9 average (3.66m max into recess x 3.28m average)

Approached through panelled entrance door. Window to front with window seat. Cupboards housing gas and electric meters. Vertical radiator. Fireside recess with fitted shelving and double cupboard. Open to:-





### Kitchen

9'1 into recess x 8'8 (2.77m into recess x 2.64m)

Shaker style wall and base units. Matching work-surface mounted glass cabinet. Wood work-surfaces with inset Belfast sink. Tiled splashbacks. Window to rear. Radiator. Travertine stone tiled floor with under floor heating. Stairs to First Floor. Stable door to rear. Radiator.

### Landing

Access to loft. Doors off.

### Bedroom

10'7 min x 10'8 average (3.23m min x 3.25m average)

Fireplace recess for wardrobe or hanging rail. Cast iron fireplace. Window to front. Radiator.

### Bathroom

White suite of panelled bath having telephone style mixer/shower tap attachment and screen over. Pedestal wash basin. Low level w.c. Chrome heated towel rail. Two double and two single cupboards housing gas boiler. Tiling to water sensitive areas.

### Outside Store/Laundry Room

7'4 x 4'7 (2.24m x 1.40m)

Window to rear. Space for washing machine. Light and electric.

### Rear Garden

Accessed down a pebbled pathway with Wold Views, opening to the left hand side where the garden is situated, it has a patio and otherwise is mainly laid to lawn.

### Additional Information

Tenure: Freehold

Services: T.B.C.

Energy Rating: C

Council Tax Band: A - West Lindsey



#### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         | 94        |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 70      |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Floor Plan to Follow

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Agents Note:  
 Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.