

The Walk, Sandy Lane

| Tealby, Market Rasen | LN8 3YF

£575,000

Perkins George Mawer & Co.

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

The Walk

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Nestled in a quiet 'tucked away' location on the edge of this beautiful and sought after village acting as the gateway to The Wolds, which is served by a Local 'Community' Store, well regarded Pub, Primary School and Church, whilst further amenities are found in Market Rasen, less than four miles away. There are beautiful countryside walks nearby for anyone who likes the outdoor life.

This is a rarely available and cherished bungalow with spacious accommodation that comprises in brief: Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast with Central Island, Utility Room. There are Four Bedrooms, Main Bedroom with En-Suite Shower plus Main Bathroom. Outside there are amazing Gardens to Three Sides and Open Countryside to the Rear.

- Sought After Village Location
- Four Bedroom Bungalow
- Kitchen with Central Island
- Gardens to Three Sides
- Backing Onto Countryside
- Living Room & Dining Room
- Rare Opportunity
- Double Garage plus Parking

Reception Hall

Approached via panelled Entrance Door with multi paned, glazed side screens adjacent. Wood floor. Coving. Ceiling rose. radiator.

Cloakroom

White suite of low level W.C and wash hand basin. Tiled splash-backs. Radiator. Wood floor. Multi pane, glazed window to the front.

Living Room

15'11 x 20'0 (4.85m x 6.10m)

uPVC multi pane, double glazed, double doors to garden with matching windows adjacent. Open fire with marble hearth and surround, white 'Adam' style mantel. Coving. Two double radiators. Two display alcoves.

Dining/Sitting Room

11'1 x 10'10 (3.38m x 3.30m)

Multi pane glazed windows to the front. Coving. Radiator. Double opening multi pane glazed doors to:-

















Kitchen/Breakfast Room

15'11 x 14'3 (4.85m x 4.34m)

Cream, handmade style wall and base units. Stripped wood finish Dresser style units. Plate shelf unit. Matching Island with Granite top extending to form breakfast bar. Work-surfaces with inset one and a half bowl, stainless steel sinks. Built-in dishwasher. Light slate effect tiled floor. uPVC multi pane, double glazed door to garden. with matching side screens. Two double radiators. Door to:-

Utility Room

8'7 x 10'4 (2.62m x 3.15m)

Wall and base units, work-surfaces with inset single drainer, stainless steel sink top. Matching light slate effect tiled floor. Tiled splash-backs. Double radiator. Half panelled and half multi pane glazed door to Covered Rear Porch.

Covered Rear Porch

Bedroom One

13'6 x 11'9 (4.11m x 3.58m)

Double radiator. Multi pane glazed window to the front. Coving.

En-Suite Shower Area

Step-in shower with 'mermaid' style boarding in shower enclosure. Trough style sink in vanity with cupboards under and tiled splash-backs surrounding. Chrome towel rail.

Separate W.C.

W.C. Coving.

Bedroom Two

12'11 x 9'11 minimum (3.94m x 3.02m minimum)

Double glazed multi pane window to the rear. Radiator.

Bedroom Three

8'0 x 12'11 (2.44m x 3.94m)

Plus depth of double wardrobe. Radiator. Multi pane glazed window to the front. Coving.

Bedroom Four

9'2 x 9'1 (2.79m x 2.77m)

Plus double wardrobe. Multi pane double glazed window to the side. radiator. Coving.

Bathroom

White 'Victorian' style suite of Pedestal wash basin. Low level W.C. Recessed bath with 'Rain' shower over and screen. Radiator. Dado rail. Multi pane double glazed window to the side.

Front Garden

Sweeping driveway with parking for several cars and access to attached Double Garage

Attached Double Garage

Up and Over door. A drop down ladder opens a roof space, ideal for a workshop with power and lights. Rear convenience door.

Large Side Garden

Mostly laid to lawn with mature shrubs and trees.

Rear Garden

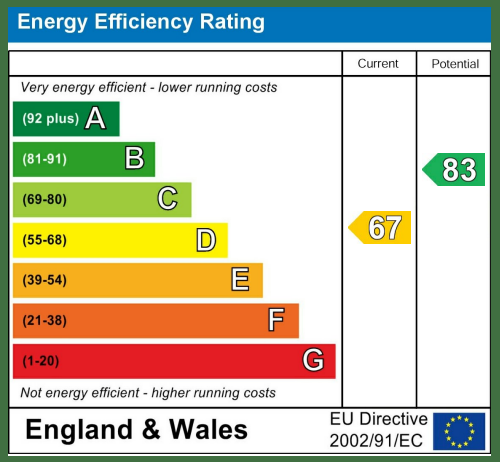
Patio area. Greenhouse. Shaped lawn. open countryside beyond.

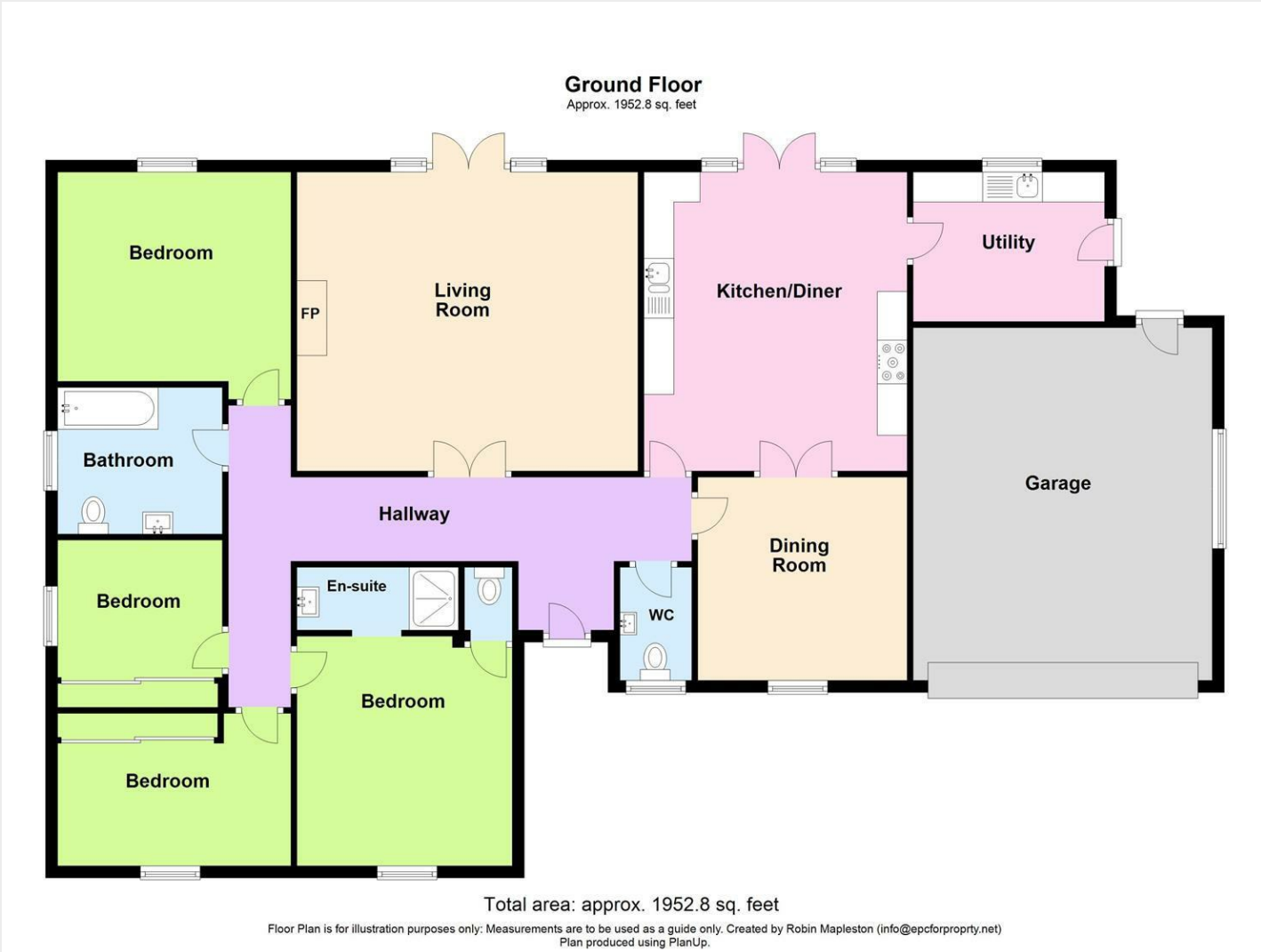
Additional Information

Council Tax: F - West Lindsey.
EPC Band: D
All mains services are connected









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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.