



The Causeway 50b, Rasen Road

| Tealby, Market Rasen | LN8 3XL

£425,000



Perkins George Mawer & Co.

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

The Causeway 50b

Rasen Road |

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£425,000

A Charming and Cherished, Three Bedroom Cottage in Tealby, one of the Lincolnshire Wolds most desirable villages. Tealby boasts an excellent range of local shops and services including a Primary School, Community Shop, Cafe, the well regarded Kings Head Pub serving great pub food, Tennis Court and Bustling Village Hall and Community. The Wold's Edge Farm Shop and Cafe are within easy reach too, together with Beautiful Countryside and Woodland Walks. Market Rasen is just over three miles away and has the de Aston Secondary School, Leisure Centre and shopping that takes care of all your 'every day' needs. For anyone needing to travel further afield, you can also catch the train from Market Rasen Railway Station.

This homely cottage is warmed by gas radiator heating and retained with the help of uPVC double glazing. It comprises in brief; Reception Hall, Handy Downstairs Cloakroom, Fitted Kitchen, Conservatory, Cosy Living Room and Separate Dining Room. On the First Floor there are three Bedrooms and a Bathroom. Outside there is a Front Garden enclosed by Yew tree hedgerow, Parking for Two Cars, a Garage and Low Maintenance Rear Garden.



- Charming, Cherished Cottage
- Lincolnshire Wolds Village
- Fitted Kitchen
- Low Maintenance Rear Garden
- Set in 'Ever Popular' Tealby
- Two Receptions Plus Conservatory
- Three Bedrooms & Bathroom
- Parking plus Garage

Reception Hall

Delightful entrance hallway with Indian Sand Stone tiled floor. Radiator. Staircase leading to the First Floor.



Fitted Kitchen

11'1" x 16'4" (3.4m x 5m)

Grey hand painted fitted wall units and base units and central island. Wood work-surfaces with Belfast sink. Radiator with built in storage surrounding. Terracotta floor tiles. Window to front and two windows to the side.

Conservatory

11'5" x 15'5" (3.5m x 4.7m)

Door leading from the kitchen. Tiled floor. Double radiator. Doors leading to the block paved Low Maintenance Rear Garden.

Downstairs Cloakroom

White WC and wash basin.

Living Room

12'1" x 12'9" (3.7m x 3.9m)

Gas fire that is for decorative purposes only. Radiator. Beamed ceiling. Window to the front.

Dining Room

10'9" x 12'1" (3.3m x 3.7m)

Traditional fireplace. Radiator. West facing window overlooking the back garden.

Landing

6'10" x 12'1" (2.1m x 3.7m)

South facing front aspect window. Radiator. Stripped wood, latched doors off.

Bedroom One

9'10" x 10'9" (3m x 3.3m)

South facing front window. Sloping ceiling. Radiator.

Bedroom Two

12'1" x 12'9" (3.7m x 3.9m)

South and front aspect window. Ample room for wardrobes. Radiator.



Bedroom Three

10'9" x 12'9" (3.3m x 3.9m)

Window overlooking the back garden. Radiator.

Bathroom

5'2" x 10'9" (1.6m x 3.3m)

Charming bright bathroom with traditional white suite. Panelled bath with screen and mixer tap/shower attachment. Window.

Private Front Garden

Mature Yew Tree hedgerow to front boundary.

Driveway and Garage

Driveway for two vehicles and garage access. Gated access to Rear Garden. Garden shed tucked away with well established shrubs.

Low Maintenance Rear Garden

Being mostly block paved.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: C - The cottage has had new windows fitted since the EPC Rating was last carried out

Council Tax Band: D - West Lindsey





Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.