



## 3, Sandy Lane

| Tealby, Market Rasen | LN8 3YF

£230,000



Perkins George Mawer & Co.

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

# 3

Sandy Lane |

Tealby, Market Rasen | LN8 3YF

£230,000

Wonderful and Cherished Semi Detached Bungalow - A Rare Opportunity to Buy a Home in this Price Range, in one of the Lincolnshire Wolds most desirable villages. Tealby boasts an excellent range of local shops and services including a Primary School, Community Shop, the well regarded Kings Head Pub serving great food, Tennis Court and Bustling Village Hall and Community. The Wolds Edge Farm Shop and Cafe are within easy reach together with Beautiful Countryside and Woodland Walks.

This home has Electric Night Storage Heaters and Secondary Glazing, it is Offered For Sale with No Onward Chain. The accommodation comprises: Entrance Hall, Kitchen with Pantry, Living Room with Feature Multi Fuel Burner, Inner Hall, Two Bedrooms (Currently Used as a Separate Dining Room) with double doors to the Sun/Garden Room, Bathroom. There are also Two Boarded Loft Rooms reached by a Vertical Staircase and make for Great Storage or Occasional Hobby Rooms. There are Gardens to the Front and Rear, Parking for Three to Four Cars and an Attached Single Garage.

- Wonderful Wolds Village
- Living Room with Multi Fuel Burner
- Sun/Garden Room & Two Bedrooms
- Front and Rear Garden, Garage, Parking
- Thriving & Bustling Community
- Kitchen with Pantry
- Bathroom & Two Boarded Loft Rooms
- No Onward Chain

## Entrance Hall

Sealed unit double glazed entrance door and matching side screen. Picture rail. Doors to Kitchen and Living Room.

## Kitchen

9'9 x 8'8 (2.97m x 2.64m)

Fitted wall and base units. Roll-top worksurfaces with inset single drainer, stainless steel sink unit. Picture rail. Night storage heater. Secondary and sealed unit double glazed window to the side. Walk-in Pantry with fitted shelving and single glazed window to the side.

## Living Room

16'7 x 12'10 (5.05m x 3.91m)

Secondary and sealed unit double glazed window to the front. Picture rail. Multi fuel stove with black Welsh slate hearth. Night storage heater. Obscure single glazed door to:-





#### Inner Hall

Vertical steps to boarded loft rooms.

#### Bedroom Two (Currently used as a Separate Dining R

8'10 x 11'11 (2.69m x 3.63m)

Picture rail. Sealed unit double glazed window to rear. Night storage heater. Single glazed, double opening doors to Sun/Garden Room.

#### Sun/Garden Room

6'9 x 7'9 (2.06m x 2.36m)

uPVC double glazed, double doors to the garden. Sealed unit double glazed window to side.

#### Bedroom One

13'10 x 9'7 (4.22m x 2.92m)

Night storage heater. Picture rail. Secondary glazed window to the rear.

#### Bathroom

Bath with shower over. Pedestal wash basin. W.C. Tiling to water sensitive areas. Sealed unit double glazed window to the side. Picture rail. Night storage heater.

#### Boarded Loft Room One

15'0 average x 9'8 (4.57m average x 2.95m)

Sloping ceiling with restricted head height. Fitted cupboard. Velux rooflight. Door to:-

#### Boarded Loft Room Two

11'6 x 14'10 (3.51m x 4.52m)

Sloping ceilings with restricted head height. Velux rooflight.

#### Front Garden

Mostly laid to lawn with flower border and mature hedgerow. Cold water tap. Parking for three to four cars and giving access to:-

#### Attached Single Garage

16'10 x 9'10 (5.13m x 3.00m)

Up and over door. Light and electric. Single glazed window to side.

#### Rear Garden

Mostly laid to lawn. Mature hedgerow. Patio.

#### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage. Electric night storage heating

EPC Rating: E

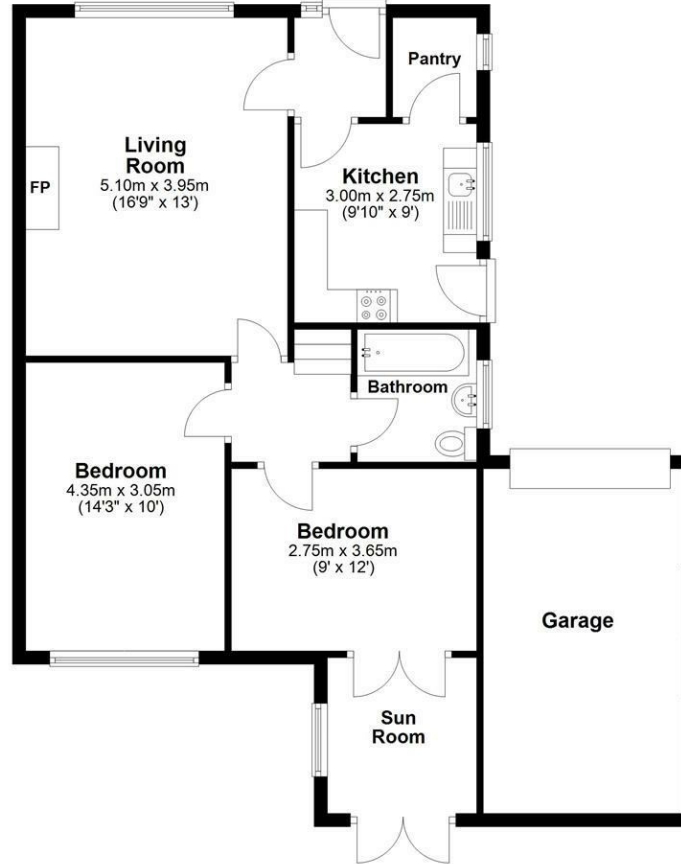
Council Tax Band: C

Agents Note: There are Two Boarded Loft Rooms, accessed via a Vertical Staircase, these have been created for the owners own use and do not have Building Regulations or Planning.



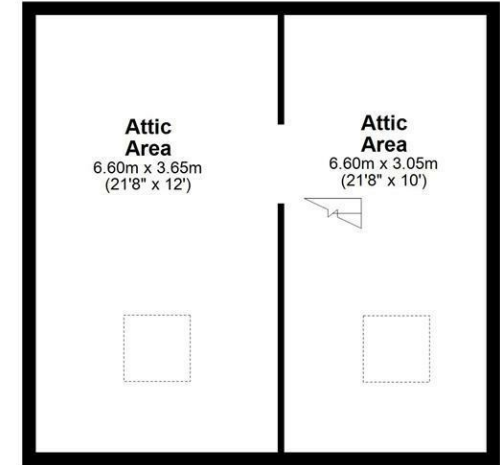
### Ground Floor

Approx. 70.5 sq. metres (759.2 sq. feet)  
(excluding Garage)



### First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.1 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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	

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

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.