



Flint Cottage 8, Caistor Lane

| Tealby, Market Rasen | LN8 3XW

Offers Around £190,000



Perkins George Mawer & Co.

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

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Caistor Lane |

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Cosy Grade II Listed Cottage in this Highly Sought After and Well Regarded Village. Tealby is widely regarded as one of the Prettiest and Most Popular Villages in Lincolnshire and the gateway to the Lincolnshire Wolds, Area of Outstanding Natural Beauty and is surrounded by Rolling English Countryside with plenty of Walks on your doorstep. There is a Community Shop, the very well thought of King's Head Public House which serves great pub food and there is an active community with various events held throughout the calendar. There's a Cafe, which is a perfect meeting place for friends and family plus Tennis and Bowls Clubs for anyone wanting more outdoor activities. The village has a Primary School, whilst Secondary Schooling can be found in Market Rasen along with Shopping and Leisure facilities that cater for your every day needs, there is also a Train Station if you need to travel further afield.

This Characterful Cottage has Traditional Features including Beams, an Open Fire (perfect for Autumn and Winter evenings in), Window Shutters and a Bathroom with Slipper Bath. The cottage has Gas Radiator Heating and is Offered For Sale with No Chain. On the Ground Floor the accommodation comprises in brief; Living Room, Kitchen, Rear Hall, Utility and Bathroom whilst on the First Floor there are Two Bedrooms. Outside there is a Small Coal House, Rear Garden with Quarry Tiled Patio area and a Tool Store

- Grade II Listed Cottage
- Area of Outstanding Natural Beauty
- Kitchen, Rear Hall & Utility
- Two Bedrooms
- Highly Regarded Village
- Living Room with Open Fire
- Bathroom with Slipper Bath
- Garden to Rear

Living Room

10'6 x 10'7 (3.20m x 3.23m)

Approached via panelled entrance door. Cast iron fireplace with open fire and wood surround. Two double fitted storage cupboards in chimney recess. Beam. Wood effect floor. Vertical radiator. Window to front with shutters. Doorway to:-

Kitchen

9'1 maximum x 8'2 minimum (2.77m maximum x 2.49m minimum)
One double and two single base units. Plate Rack and Shelving. Tiled work-surfaces. Belfast sink. Black and Terracotta colour tiled floor. Vertical radiator. Stairs to First Floor. Door to:-





Rear Hall

Slate effect tiled floor Door to Garden. Pine panelled door to Bathroom and latched door to Utility.

Utility

4'7 x 4'4 (1.40m x 1.32m)

Worksurface. Plumbing for washing machine. Window to side., Terracotta tiled floor.

Ground Floor Bathroom

Slipper Bath. Victorian style pedestal wash basin and W.C. Heated towel rail. Black tiled floor.

First Floor Landing

Access to loft. Gas boiler accessed via a cupboard in Bedroom Two. Stripped wood latched doors off.

Bedroom One

10'7 x 10'7 (3.23m x 3.23m)

Built-in double wardrobe and matching storage cupboard over. Cast iron fireplace. Plate shelf. Window to front. Double radiator.

Bedroom Two

7'8 x 8'0 (2.34m x 2.44m)

Double wardrobe with radiator and matching cupboard over. Double opening doors giving access to the Gas boiler on the landing. Window to rear.

Rear Garden

Coal store. Cold water tap. Black quarry tiled patio area with pebbled garden beyond. From pebbled pathway which leads down from between 10 & 10a Caistor Lane there is another garden store (it is the one on the left hand side of the pair).

Additional Information

Tenure: freehold

Services: All main services are connected

EPC Rating: T.B.C.

Council Tax Band: A West Lindsey

Broadband: Unknown as previously rented

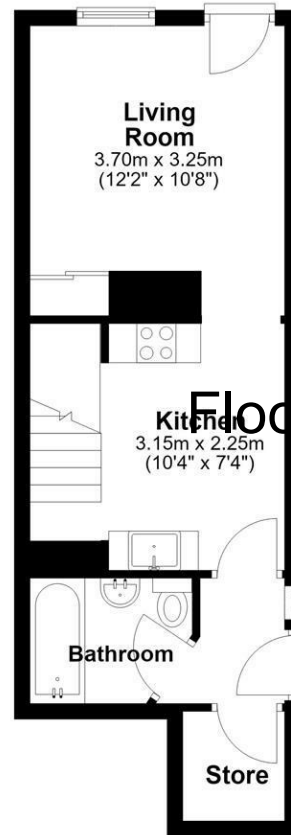


Energy Efficiency Rating

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

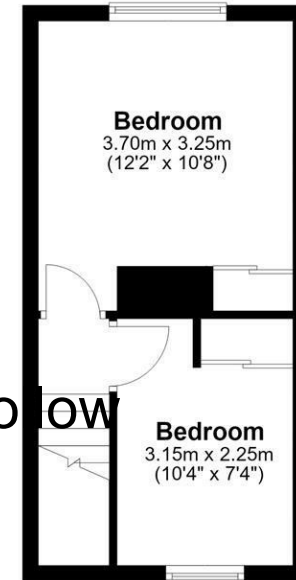
Ground Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.1 sq. feet)



Floor Plan to Follow

Total area: approx. 52.7 sq. metres (566.7 sq. feet)

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

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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.