



21, Front Street

| Tealby, Market Rasen | LN8 3XU

£350,000



Perkins George Mawer & Co.

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



# 21

Front Street |

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A delightful three bedroom cottage that exudes character and charm. Set in the desirable village of Tealby, on the edge of the Lincolnshire Wolds. The village has a traditional pub and a community shop, many local walks often finish in the village. This characterful property has three bedrooms, bathroom, lounge and dining kitchen all with traditional features. There is an enclosed garden to the rear with a patio area, brick built workshop with power and lights, a winding path leads onto a second brick storage building and follows on, opening into a lawn and raised deck area with a wooden shed. Parking is on street. A lovely property in a lovely location viewing is highly recommended.

- Charming Three Bedroom Cottage.
- Large Workshop with Power and Lights.
- Period Features.
- Desirable Village Location.
- Spacious Dining Kitchen.
- Versatile Enclosed Gardens.

## Entrance Porch

wooden external door leads to an entrance area with a door to lounge.







### Lounge

14'9" x 14'4" (4.50m x 4.37m)

an airy and bright, cosy lounge which features large wood ceiling beams, painted fire surround with cast iron insert and marble effect hearth, vertical radiator, built in shelving to one alcove, wooden finish to the floor and window to front and rear elevation.

### Kitchen Dining Room

15'7" x 10'9" (4.75m x 3.28m)

a superb spacious dining kitchen with a selection of base and wall units, with integrated fridge, freezer and dishwasher, complimentary work surface and integrated one and a half basin with mixer tap. Recessed Range Cooker with seven ring hob, large extractor over, beamed ceiling and window to front and rear elevation. Inset spot lights and central heating radiator, stable door to rear garden and open stairs to first floor.

### First Floor

#### Landing

With doors to bedrooms and bathroom.

#### Bedroom One

12'6" to robes x 8'9" (3.81m to robes x 2.67m)

a spacious room with a window to rear elevation, central heating radiator and a full wall fitted wardrobe with sliding doors

#### Bedroom Two

9'9" x 9'5" (2.97m x 2.87m)

with a window to the front elevation, storage cupboard and central heating radiator.

#### Bedroom Three

11'8" x 6' (3.56m x 1.83m)

window to front elevation and central heating radiator.









### Bathroom

10'8 x 5'1 (3.25m x 1.55m)

fitted with a white three piece bathroom suite comprising low flush WC, large basin in a vanity unit and pea shaped bath with electric shower over and glazed shower screen. Part tiled around bath and wash basin, inset spot lights into a boarded ceiling and rear facing window, chrome heated towel rail and storage cupboard.

### Garden

Approached from the kitchen or a side external gate, there is a patio area enclosed by white washed walls providing an ideal spot for entertaining. a large solid built workshop/ store room and an outside tap. Follow the winding path to a further inbuilt store house, hedged with planting borders, the path follows on to a decked area, lawn and wooden shed. Parking is to the front and on street.

### Services.

Mains Electric  
Mains drainage.  
Heating Gas


### Additional Information

Tenure Freehold.  
Floor area.  
EPC Rating.  
Council Tax Band.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

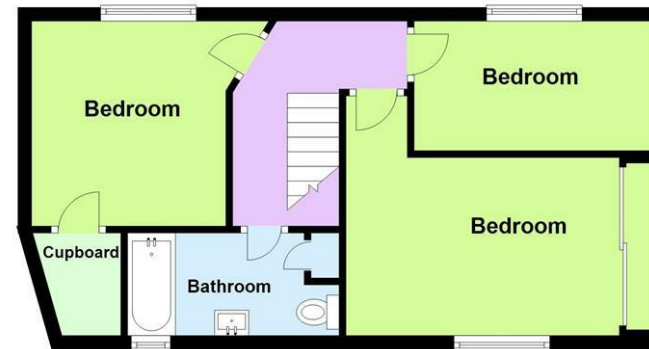
#### Ground Floor

Approx. 41.8 sq. metres



#### First Floor

Approx. 41.5 sq. metres



Total area: approx. 83.3 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
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.