



Sandy Lane, Tealby MARKET RASEN LN8 3YF

welcome to

Sandy Lane, Tealby MARKET RASEN

A RARE OPPORTUNITY TO PURCHASE THIS WELL PRESENTED GRADE II LISTED HOME LOCATED IN THE HEART OF THE PICTURESQUE VILLAGE OF TEALBY, 3.5 MILES FROM MARKET RASEN. 4 BEDROOMS, MULTIPLE RECEPTION ROOMS, VERY SUBSTANTIAL REAR GARDEN, DOUBLE GARAGE / AMPLE OFF-ROAD PARKING



This period family home boasts unique kerb appeal, distinctive arched windows to the front and side extension with brick battlement /crenelation, central doorway with open pediment, fanlight, moulded wooden door-casing and deep set six panel door. Much sought after Tealby has the benefit of a village primary school, village hall, community shop and the Kings Head public house - oldest thatched pub in Lincolnshire circa 1367.

The ground floor of this spacious home comprises entrance hall, lounge with multi-fuel burner, dining room with open fireplace, good size office with cupboards and bookshelves, a well-equipped utility room and shower room. The kitchen has a breakfast room adjacent leading out to the conservatory and garden at rear. Original wooden staircase leads to first floor with four well-proportioned bedrooms and a large family bathroom.

Outside the property is gravelled with railings to the front and the drive. Gated side access leads to the rear garden which is laid to lawn and hedge enclosed with large shed/workshop with electric and LED lighting. The substantial garden and patio area ideal for outdoor dining benefit from the sun throughout the day and evening in the summer months. There is a further storage/shed to side of garage with access via lockable door through to garage itself. {Our vendor advises that planning permission has previously been approved for two storey extension to the rear of the home. Please refer to Vendor's Note for further information}

Entrance Hall

Lounge

Kitchen

Breakfast Room

Dining Room

Extension Hallway

Utility Room

Conservatory

Office

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Parking

Detached Garage / Store

Gardens

Vendor's Note



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- STUNNING GRADE II LISTED GEORGIAN PERIOD PROPERTY CENTRALLY LOCATED IN TEALBY
- DETACHED FAMILY HOME RETAINING ORIGINAL FEATURES TASTEFULLY DECORATED THROUGHOUT TO HIGH STANDARD
- SEVERAL RECEPTION ROOMS INCLUDING LOUNGE, DINING ROOM AND A BREAKFAST ROOM ADJACENT TO THE KITCHEN
- PERIOD EXTENSION WITH ARCHED WINDOWS LEADING TO LARGE UTILITY ROOM, SHOWER ROOM WITH SINK AND WC, AND TO THE REAR A GOOD SIZE OFFICE SPACE
- SUBSTANTIAL SOUTH FACING REAR GARDEN LAID TO LAWN/NOT OVERLOOKED

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

£570,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124235 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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