



22 Front Street

Tealby, LN8 3XU



Book a Viewing!

Offers Over £350,000

22 Front Street is a beautifully presented three bedroom cottage situated in the picturesque village of Tealby located in the Lincolnshire Wolds. The property is within walking distance of the village school, pub, tea room and shop. The accommodation retains a number of character features and comprises three bedrooms, family bathroom, two reception rooms, dining room and kitchen. Externally, the property benefits from gardens to both the front and rear, with the rear garden providing a spacious patio and covered seating area. The front garden is enclosed by hedging and fencing, with access to the rear via the side.





LOCATION

Tealby is a village and civil parish in the West Lindsey district of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles north-east from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.

ACCOMMODATION

PORCH

With external stable door to the front elevation with windows to the side elevation, internal door into the property and wood effect laminate flooring with a natural oak finish.

LIVING ROOM

12' 2" x 13' 10" (3.71m x 4.22m) With wood effect laminate flooring, black cast radiator, window to the front elevation, feature fireplace with gas wood burner, integrated storage cupboard and exposed stone wall.

SNUG

12' 2" x 11' 11" (3.71m x 3.63m) With multi-fuel woodburner, Seagrass flooring, window to the front elevation, black cast radiator with feature exposed brick wall and feature fireplace with wood burner.



DINING ROOM

8' 5" x 13' 9" (2.57m x 4.19m) With wood effect laminate flooring, underfloor heating, window to the rear elevation, external stable door to the rear elevation, opening into the kitchen, stairs rising to the first floor, exposed wooden beams and exposed stone wall.

KITCHEN

8' 5" x 11' 11" (2.57m x 3.63m) With tiled flooring, underfloor heating, fitted with a range of base units, integrated double electric oven, integrated gas hob with built-in extractor fan, Quartz sink with drainer, integrated dishwasher, tiled splashback to ceiling, boiler, exposed stone wall and windows to the rear elevation.

FIRST FLOOR LANDING

With doors leading into upstairs rooms and oak staircase rising to the principal bedrooms.



BEDROOM 1

13' 1" x 14' 1" (3.99m x 4.29m) With solid wood flooring, black cast radiator, original cast fireplace and windows to the front elevation.

BEDROOM 2

13' 1" x 12' 2" (3.99m x 3.71m) With black cast radiator, original cast fireplace, window to the front elevation and access to roof space.

BEDROOM 3

9' 5" x 11' 10" (2.87m x 3.61m) With black cast radiator, exposed painted brick wall, window to the rear elevation with a stunning view of the church and integrated storage.



BATHROOM

8' 6" x 10' 1" (2.59m x 3.07m) With laminate flooring, low level WC, freestanding wash hand basin, panel bath with mixer taps and overhead shower, towel radiator and storage cupboard with plumbing for washing machine.

OUTSIDE REAR

To the rear the property benefits from a well maintained, enclosed south facing garden, featuring a combination of exposed stone and brick walls, mature shrubs, flower beds and planting. The outdoor space includes a stone paved patio, covered seating area and a brick built garden shed. A black gate provides access to the side passage, leading to the front of the property.

OUTSIDE FRONT

To the front of the property there is a well maintained enclosed front garden with flower beds, plants, trees, established hedges and fencing surround the perimeter.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

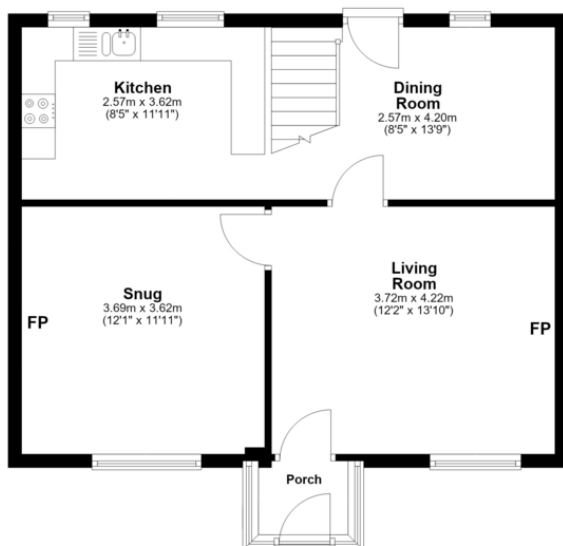
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Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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