



## 2 Folly View, Rasen Road

Tealby, Market Rasen, LN8 3SU

**£775,000**

This is a beautiful four bedroomed 3000 sq ft house within the sought after village of Tealby and sitting on a generous plot of approximately a third of an acre (STS). This impressive property has open countryside views across the Lincolnshire Wolds. The ground floor benefits from underfloor heating throughout. Open and well lit rooms to include a bay fronted drawing room, with a newly fitted multi fuel Clearview stove, Study for home working, WC, Living and Dining Area with bi-folding doors and electric blinds over, luxury fitted Kitchen with Neff appliances and bi-folding doors and electric blinds over and a Utility Room. The First Floor Landing gives access to four well appointed Bedrooms. The Master Bedroom has an En-Suite and Dressing Room. There is a luxurious Family Bathroom, an En-Suite to Bedroom 2 and two further Bedrooms. Outside the front of the property has a fine view of Tealby Tennis Club. The property is approached by a double gated gravelled drive, with a lawned garden and trees. A Detached Double Garage with electric doors sits to the side of the property where there is gated access to the large rear garden, providing a paved area for seating with fabulous views of the Lincolnshire Wolds.







#### **SERVICES**

All mains services available. Gas central heating. Under floor heating to ground floor.

**EPC RATING** – B.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Head out of Market Rasen along Rasen Road towards Tealby. Upon entering the village of Tealby the property can be located on the left hand side.

#### **LOCATION**

Tealby is a highly desirable and picturesque village situated in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, approximately 3 miles north-east from the town of Market Rasen.





The village has a thriving local community which also includes a Primary School (OFSTED Graded 'Outstanding'), a Community-run Village Shop that offers fantastic local produce, the Village Hall and Church, Children's Park, Bridal Boutique, Public House, Tearoom, Tennis courts and Bowls Club and on the edge of the village is 'Sunnyside Farm Shop' which also offers a wealth of local products and Tea Rooms. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way' and cycle routes that are also highly recommended.

#### RECEPTION HALLWAY

7' 8" x 17' 2" (2.34m x 5.23m) With composite door and aluminium windows to the front aspect, tiled flooring with underfloor heating, doors leading to the Study and WC, glass panelled doors leading to the Drawing Room and Living Dining Kitchen, stairs to the First Floor Landing with glass balustrade, under stairs storage cupboard and LED spotlights to ceiling.



#### WC

3' 7" x 7' 10" (1.09m x 2.41m) With tiled flooring with under floor heating, suite to comprise of WC and wash hand basin in vanity unit, partly tiled walls, extractor fan, LED spotlights to ceiling and mirror with light.

#### DRAWING ROOM

16' 4" x 21' 0" (max into bay) (4.98m x 6.4m (max into bay) With walk-in aluminium bay window to the front aspect fitted with 6840/made to measure uncorded track, white, with 80mm Wave net curtain, under floor heating, newly fitted multi-fuel stove with wooden fireplace and oak wood flooring.



#### STUDY

12' 10" x 8' 10" (3.91m x 2.69m) With aluminium windows to the front and side aspects, oak wood flooring and under floor heating.

#### LIVING AND DINING AREA

16' 0" x 20' 11" (4.88m x 6.38m) With feature tiled floor and under floor heating, bi-folding doors with electric blinds giving access to the patio area, Velux windows to ceiling and LED spotlights to ceiling.

#### KITCHEN

24' 2" x 17' 0" (7.37m x 5.18m) With a continuation of the feature tiled floor from the Living and Dining Area and under floor heating, fitted with a luxury and bespoke kitchen to comprise of wall, base units and drawers with granite worktops over, stainless steel sink with a mixer tap and cold filtered reverse osmosis drinking water, second stainless steel sink with mixer tap, boiling hot water and hot and cold, wine cooler, integral Neff dishwasher, central island with granite worktop and electric induction hob inset, a bank of wall units incorporating full height larder units and a range of integral Neff appliances comprising an electric fan oven, combination microwave and plate warmer, space for an American style fridge freezer, bi-folding doors with electric blinds, aluminium windows to the side aspect, LED spotlights to ceiling and door to the Utility Room.





#### UTILITY ROOM

7' 10" x 8' 10" (2.39m x 2.70m) With composite door to the side aspect, tiled floor with under floor heating, base units with work surfaces over, stainless steel sink unit and drainer with mixer, spaces for an automatic washing machine and tumble dryer, LED spotlights to the ceiling, Daisy Maid airer from the ceiling and full height storage cupboards, one housing a wall mounted gas boiler and a water softener.

#### FIRST FLOOR LANDING

7' 10" x 26' 2" (2.39m x 7.98m) With aluminium windows to the front and rear aspects, access to the roof void, radiator, glass balustrade and doors leading to four Bedrooms, Family Bathroom and airing cupboard.



#### MASTER SUITE

15' 7" x 15' 3" (4.75m x 4.65m) With double doors leading to a Juliette balcony enjoying views across the Lincolnshire Wolds, radiator and access to the Dressing Room.

#### DRESSING ROOM

4' 1" x 5' 9" (1.24m x 1.76m) Fitted with a range of bespoke wardrobes, LED spotlights to ceiling and door to the En-Suite.

#### EN-SUITE

6' 2" x 7' 9" (1.90m x 2.36m) With aluminium window to the side aspect, tiled floor, suite to comprise of shower, WC and wash hand basin in vanity unit, chrome towel radiator, mirror with light, extractor fan and LED spotlights to ceiling.



#### BEDROOM 2

16' 4" x 16' 9" (4.98m x 5.11m) With aluminium window to the front aspect, door to the En-Suite and radiator.

#### EN-SUITE

5' 10" x 5' 10" (1.78m x 1.78m) With suite to comprise of shower, WC and wash hand basin in vanity unit, partly tiled walls, extractor fan and chrome towel radiator.

#### BEDROOM 3

10' 5" x 12' 10" (3.18m x 3.91m) With aluminium window to front aspect and radiator.

#### BEDROOM 4

12' 4" x 12' 1" (3.78m x 3.68m) With aluminium window to rear aspect enjoying views over the Lincolnshire Wolds and radiator.



#### FAMILY BATHROOM

6' 9" x 12' 10" (2.06m x 3.91m) With aluminium window to the side aspect, suite to comprise of bath, separate shower cubicle, WC and wash hand basin in vanity unit, tiled floor, tiled walls, chrome towel radiator, LED spotlights to ceiling and extractor fan.





## OUTSIDE

The front of the property is approached by a double gated gravelled driveway with a lawned garden with newly planted trees and shrubs. The Double Garage sits to the side of the property. There is gated access at the side of the property to the rear garden. To the rear there is a paved seating area accessed from the Living Dining Area and Kitchen via bi-folding doors and an extensive lawned garden with newly planted trees and shrubs.

## GARAGE

18' 2" x 18' 2" (5.54m x 5.54m) With two electric doors, power and lighting.

### 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](http://mundys.net)

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

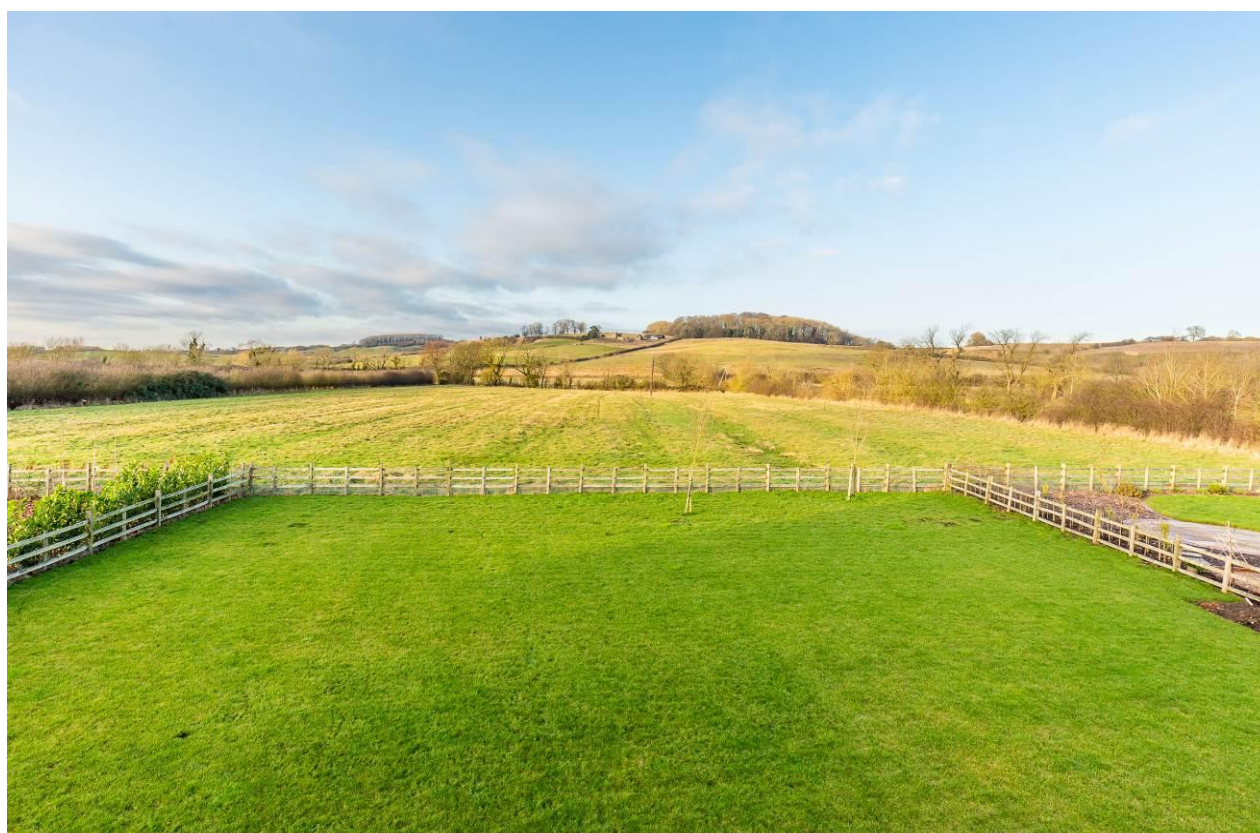


Approximate total area<sup>(1)</sup>  
2930.51 ft<sup>2</sup>  
272.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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