



## 3 Millfield Close, Cow Lane

| Tealby, Market Rasen | LN8 3XQ

Offers In The Region Of £670,000



Perkins George Mawer & Co.

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

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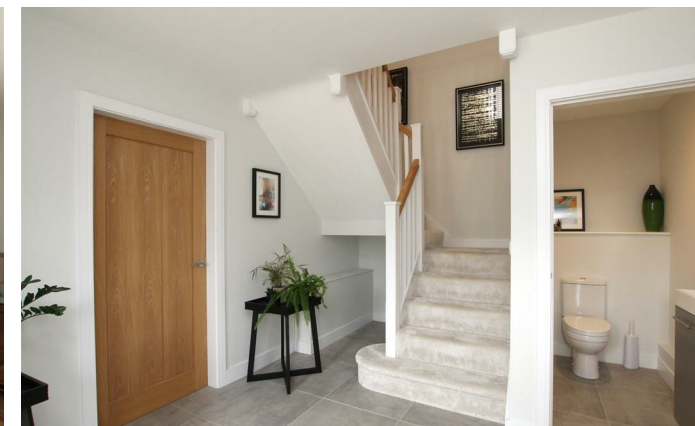
Most Stunning and Beautifully Modern Detached Village Home. Set in a gated close at the heart of Tealby, one of the Lincolnshire Wolds most desirable villages. Tealby boasts an excellent range of local shops and services including a Primary School, Community Shop, the well regarded Kings Head Pub serving great food, Tennis Court and Bustling Village Hall and Community. The Wold's Edge Farm Shop and Cafe are within easy reach together with beautiful countryside and woodland walks.

This immaculate home has accommodation that comprises in brief: Reception Hall, Cloakroom, Living Room with Log Burner, Stunning Open Plan Kitchen/Dining/Family Room, Snug, Study and Utility Room. On the First Floor there is a Spacious Galleried Landing, Main Bedroom with Dressing Area and En-Suite Shower Room plus Three Further Double Bedrooms and a Bathroom. Outside there is a Good Sized, Level Rear Garden, Front Garden with Driveway and Parking for several cars with access to the Double Garage. Open outlook to wooded area to rear. Warmed by Underfloor Heating downstairs and Radiator heating upstairs. uPVC double glazing. Great Energy Rating Band B.

- Stunning Detached Home
- Sought After Wolds Village
- Immaculately Presented Throughout
- Open Plan Kitchen/Dining/Family Room
- Four Bedrooms, En-Suite & Bathroom
- Good Sized, Level Garden
- Wooded Outlook to Rear

## Reception Hall

Composite entrance door with double glazed side screen. Pale grey tiled floor. Oak doors off. Stairs to First Floor.





### Cloakroom

White suite of Low Level W.C. Trough style sink in vanity unit with double cupboard under finished in gloss grey. Pale grey tiled floor.

### Living Room

20'8 x 13'8 plus walk-in bay (6.30m x 4.17m plus walk-in bay)  
Walk-in bay window to front. 'Amtico style' flooring.  
Log burner with beam over and flagstone hearth.  
Double doors to rear garden.

### Kitchen/Dining/Family Room

20'7 x 13'9 plus 15'1 x 14'0 (6.27m x 4.19m plus 4.60m x 4.27m)  
Sleek grey modern kitchen with comprehensive range of fitted wall and base units. Marble effect work-surfaces. One and a half bowl sinks. Built-in fridge/freezer, dishwasher, double Bosch oven, Bosch induction hob with glass extractor hood over. Base units with corner 'carousel' features. Central island forming breakfast bar. Window to front. Open plan to Living Area with Window to side. Double doors to side and rear and all finished with pale grey tiling. Doors off to Snug, Study and Utility Room.

### Utility Room

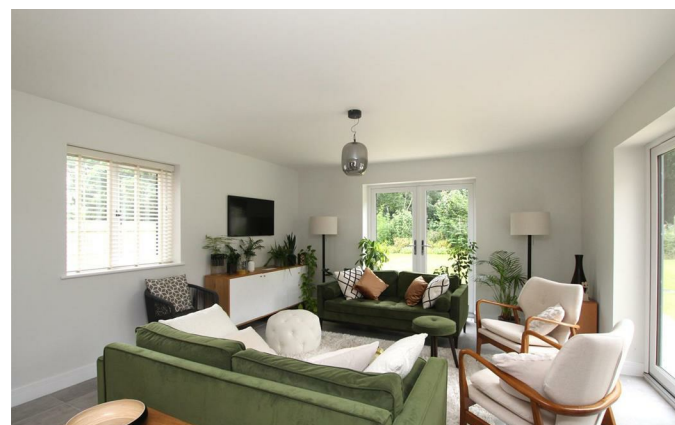
6'8 x 10'7 (2.03m x 3.23m)  
Matching base units. Pale grey work-surface with inset single drainer stainless steel sink top. Window to front. Gas boiler. Half double glazed door to side. Matching pale grey tiled floor.

### Snug

9'9 x 10'7 (2.97m x 3.23m)  
Matching pale grey tiled floor. Windows to side and rear.

### Study

6'6 x 10'8 (1.98m x 3.25m)  
Pale grey matching tiled floor. Window to rear.





### Galleried Landing

13'8 x 14'2 (4.17m x 4.32m)

Wood banister and white spindles. Radiator. Window to front. Access to loft. Airing cupboard with hot water cylinder. Oak doors off.

### Bedroom One

15'9 x 14'1 (4.80m x 4.29m)

Windows to side and rear. Double radiator. Open plan to:-

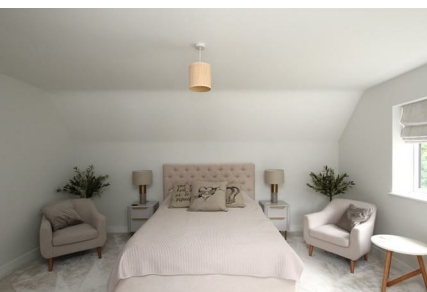
### Dressing Area

6'7 x 5'7 (2.01m x 1.70m)

Door to:-

### En-Suite Shower Room

Double shower with rain shower attachment. Low Level W.C. Trough style sink in vanity unit in white high-gloss finish. Tiling to water sensitive areas and tiled floor. Velux rooflight



### Bedroom Two

10'4 x 13'8 (3.15m x 4.17m)

Window to rear. Double radiator.

### Bedroom Three

10'0 x 13'9 (3.05m x 4.19m)

Double radiator. Window to front.

### Bedroom Four

13'10 x 10'4 (4.22m x 3.15m)

Double radiator. Window to front.

### Bathroom

Modern white suite of 'P' shaped bath having rain shower over and glass screen. Low Level W.C. Trough style sink in white high-gloss vanity unit with two drawers. Chrome towel rail. Window to rear. Tiling to water sensitive areas. and tiled floor.

### Front Garden

Lawn. Sweeping gravelled driveway providing parking and access to:-

### Double Garage

Electric roller door. Light and electricity points. Door to Side Garden Area.

### Rear Garden

Lawn. Two patio areas. Cold water tap. outside lighting. Flower borders and backing onto a wooded copse.

### Additional Information

Tenure: Freehold

Services: All mains services connected

Council Tax Band: T.B.C.

Energy Rating: B

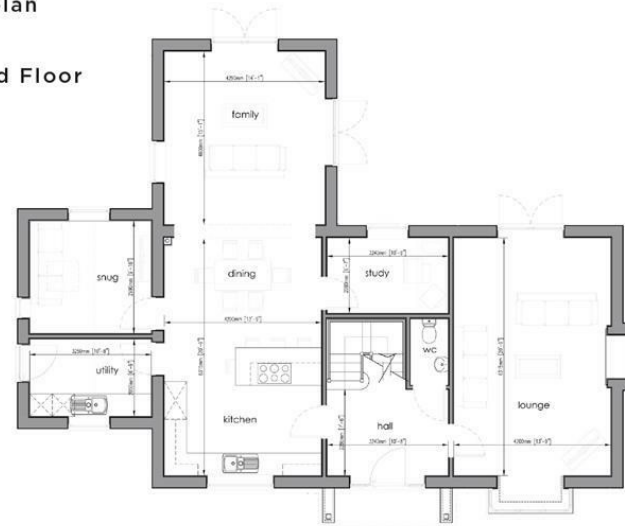




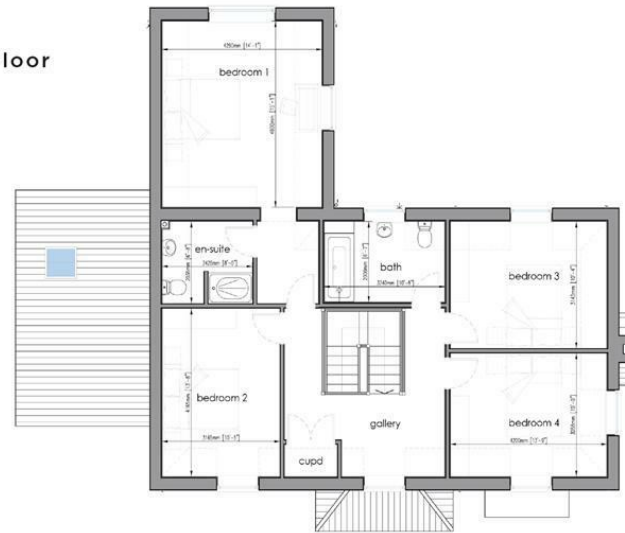


**Floorplan**

**Ground Floor**



**First Floor**



| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  | <b>85</b>                  | <b>90</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

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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.