

MARTIN MASLIN

CHERRYTREE COTTAGE
1 OLD BARN DRIVE
TEALBY
LINCOLNSHIRE
LN8 3AH



Forming part of the exciting Old Barn Drive scheme of just six bespoke homes, by renowned Lincolnshire developer, Cherry Tree Homes Ltd, this is a wonderful stone built semi detached house of high quality and immense charm. With gas central heating (underfloor downstairs) and uPVC framed double glazing, the accommodation comprises:- reception hall, cloakroom, lovely lounge, utility room, stunning 25'4" barn style living kitchen with high vaulted ceilings, sage green cabinets, landing, two double bedrooms (one with an excellent ensuite shower room) and family bathroom with freestanding roll edge bath. There is a lovely lawned rear garden plus two vehicle parking spaces at the rear and viewing of this exquisite property is highly recommended.

£365,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with spelled balustrade leads to the first floor. There is a useful understairs cupboard space, for a desk and a door opening to the cloakroom.

CLOAKROOM

With a white suite comprising a W/C and a pedestal washbasin.

LOUNGE

3.91m (12'10") x 3.66m (12'0")

An almost square room of excellent proportions with a window looking out to the front of the property.

UTILITY ROOM

3.05m (10'0") x 2.24m (7'4")

Large enough to be considered a second kitchen and with cream shaker style units, quartz work surface with an inset sink and a cupboard housing the Worcester gas boiler. A door leads outside to the rear of the house.

LIVING KITCHEN

7.72m (25'4") x 3.66m (12'0")

Undoubtedly the signature room of the property and with a high vaulted ceiling above the sitting, dining and kitchen areas. The kitchen section itself is equipped with a comprehensive range of sage green shaker style cabinets with quartz worksurfaces and an inset sink. Built in appliances include a Belling range cooker with extractor above, a Hotpoint dishwasher, a Candy fridge and a Candy freezer. Glazed double doors open to the rear garden and a velux style window brings natural light to the kitchen area.

LANDING

With a pull down hatch providing access to the roof space.

MASTER BEDROOM

3.96m (13'0") x 3.48m (11'5")

A lovely bedroom with a central heating radiator and a door to the ensuite shower room.

ENSUITE SHOWER ROOM

2.13m (7'0") x 1.83m (6'0")

Stylishly equipped with a white Heritage suite comprising a w.c. a vanity washbasin with inset sink and a step in shower enclosure with a clear side panel and a traditional style twin head mixer shower. The walls feature brick laid sage green tiles and there is a chrome heated towel warmer.



RECEPTION HALL



LOUNGE



UTILITY ROOM



LIVING KITCHEN

BEDROOM TWO

3.51m (11'6") x 2.97m (9'9")

With a central heating radiator.

FAMILY BATHROOM

2.29m (7'6") x 1.68m (5'6")

With a white suite comprising a free standing roll-edge bath on chrome ball and claw feet, a pedestal washbasin and a W/C, the walls feature sage green brick laid tiles and there is a heated towel warmer.

OUTSIDE

To the rear of the house there is a lovely lawned garden enclosed by stone built walls to one side and the rear and fencing to the other side. A gateway leads out to the two parking spaces at the rear of the property and there is a paved patio and pathway.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises underfloor heating at ground floor level and radiators upstairs connected to the Worcester gas boiler in the Utility Room. The property has the benefit of UPVC framed double glazing and it falls within the jurisdiction of West Lindsey District Council and is in Council Tax Band C. The tenure is Freehold - subject to the Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

The beautiful Wolds village of Tealby offers local facilities including a popular tea room, a thatched pub The Kings Head and a primary school. Market Rasen with its bustling centre and famous racecourse is just a few minutes drive away.



LIVING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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