

MARTIN MASLIN

ASPEN COTTAGE
18 COW LANE
TEALBY
LINCOLNSHIRE
LN8 3YB



Delightfully located in the picturesque Wolds village of Tealby, Aspen Cottage is a wonderful new home forming part of a six property scheme by well known local developers Cherry Tree Homes. Constructed in stone with brick edged window and door openings and a red pantile roof it is a quintessential village cottage and viewing is highly recommended. With gas central heating (underfloor downstairs) and uPVC double glazing, the accommodation comprises: reception hall with utility cupboard, cloakroom, elegant lounge, stunning 'I' shaped living kitchen with contemporary grey units, a host of built-in appliances and wide bi-fold doors to the garden, landing, three double bedrooms (master with ensuite shower room) and family bathroom with a further shower over the bath. Delightful lawned rear garden with two vehicle parking spaces at the rear too. A wonderful new home.

£350,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:- GROUND FLOOR

RECEPTION HALL

A lovely entrance area from where the staircase with spelled balustrade leads to the first floor. There is an understairs cupboard and a very useful Utility cupboard with double doors and space and provision for a washing machine and a tumble dryer.

CLOAKROOM

With a white suite comprising a w.c. and a rectangular handbasin. A cupboard houses the Worcester gas boiler and there are display shelves.

LOUNGE

4.01m (13'2") x 3.66m (12'0")

A lovely room at the front of the house.

LIVING KITCHEN

5.84m (19'2") x 4.57m (15'0") max

'L' shaped and providing excellent space for relaxing, dining and preparation. The kitchen area is comprehensively equipped with a superb range of grey wall and base cabinets with slimline quartz worksurfaces incorporating an inset sink. Built in appliances include a Hotpoint electric oven, a Hotpoint microwave oven, an induction hob with extractor above, a fridge/freezer, a dishwasher and a wine cooler. Wide bi-fold doors open to the garden to facilitate maximum enjoyment of the garden.

FIRST FLOOR

LANDING

With a central heating radiator and a pull down hatch giving access to the loft.

MASTER BEDROOM

4.98m (16'4") max x 3.56m (11'8") max

A lovely bedroom at the rear of the cottage with a central heating radiator and a recess designed to accommodate a wardrobe.

ENSUITE SHOWER ROOM

Superbly equipped with a white suite comprising a concealed cistern w.c., a semi recessed handbasin and a rectangular shower enclosure with a sliding door and a chrome twin head mixer shower. The walls feature brick laid white tiles and there is an illuminated mirror and a heated towel warmer.

BEDROOM TWO

3.66m (12'0") max x 3.56m (11'8") max

A lovely double bedroom with a central heating radiator and a recess designed to accommodate a wardrobe.



RECEPTION HALL



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

BEDROOM THREE

3.89m (12'9") max x 2.59m (8'6")

Again large enough for a double bed and with a wardrobe recess and a central heating radiator.

FAMILY BATHROOM

2.49m (8'2") x 1.70m (5'7")

Stylishly equipped with a white suite comprising a panel bath with a twin head chrome mixer shower above, a semi recessed washbasin and a concealed cistern w.c. Grey cabinets provide useful storage and there is a clear shower screen and a heated towel warmer. Brick laid white tiles enhance the room.

OUTSIDE

To the rear of the cottage there is a delightful lawned garden with fenced side boundaries and a stone built rear boundary. A gate opens through to two car parking spaces behind the property and there is a paved patio area adjacent to the bi-fold doors which open from the Living Kitchen.

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 Cloakroom. 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 Solicitors verification.

VIEWINGS

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.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



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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