



Little London, Tetford, Horncastle, LN9 6QL

- Truly STUNNING 5,000+ sq ft detached MODERN home on a very GENEROUS 0.6 ACRE corner plot (sts) with EXPANSIVE ROLLING Wolds countryside VIEWS, designated an 'AREA of OUTSTANDING NATURAL BEAUTY'
- Front, side and WEST FACING rear GARDENS fully fenced/hedged, including EXTENSIVE PATIO and triple aspect detached STUDIO brick built with VAULTED CEILING having light, power and FRENCH doors to covered large VERANDAH seating area leading to another patio
- Triple aspect 568 sq ft KITCHEN LIVING room with exposed brick INGLENOK fireplace having WOOD BURNER, and dual aspect GARDEN room, BOTH rooms also having VAULTED CEILINGS with OAK BEAMS and roof widows
- Triple aspect LOUNGE with illuminated exposed brick INGLENOK fireplace, SITTING room with oak and exposed brick fireplace having WOOD BURNER, BOTH rooms having FRENCH doors to rear garden
- FIVE bedrooms, EIGHT receptions (including 568 and 489 sq ft rooms), TWO bathrooms and THREE W.C.'s, NO 'upward CHAIN'
- DOUBLE GARAGE (with remote door, light, power, side window and pedestrian door to house), PARKING for TEN CARS including MOTORHOME if required, Brick WORKSHOP (with double doors, light and power), Boiler room
- KITCHEN and dual aspect large UTILITY rooms include SOLID OAK fronted units and built in APPLIANCES, Kitchen includes GRANITE worktops, illuminated and ISLAND UNITS, RANGE cooker in purpose built exposed brick alcove
- Dual aspect 480 sq ft snooker/GAMES room, FAMILY and DINING rooms, large fitted OFFICE

Guide Price £650,000



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DESCRIPTION

This is a truly stunning 5,000+ sq ft detached five bedroom, eight reception (including 568 and 489 sq ft rooms), two bathroom and three downstairs W.C.'s, one large enough and plumbing in place for shower), modern home with NO 'upward CHAIN', on a very generous 0.6 acre corner plot (sts) having expansive rolling Wolds countryside views, a designated 'Area of Outstanding Natural Beauty', in the very desirable, well serviced village of Tetford (that has a pub, medical centre, well regarded primary school, church and regular bus service).

Outside are front, side and west facing rear gardens fully fenced/hedged, including extensive paved patio, brick built vaulted ceiling triple aspect studio having light, power and French doors to a covered large verandah seating area in turn leading to another paved patio, and there is a double garage with remote door, light, power, side window and pedestrian door to the house, parking for about ten cars including motorhome if required and a brick workshop with double doors, light and power.

The property consists of triple aspect 568 sq ft kitchen living room with exposed brick inglenook fireplace having wood burner and there is a dual aspect garden room, both rooms also having vaulted ceilings with oak beams and roof windows. The kitchen and dual aspect large utility room include solid oak fronted units and built in appliances and the kitchen includes granite worktops, illuminated and island units and range cooker in purpose built exposed brick alcove. There is also a triple aspect lounge with illuminated exposed brick inglenook fireplace and a sitting room with oak and exposed brick fireplace having burner, both rooms having French doors to the rear garden. All this as well as a dual aspect 480 sq ft snooker/games room, family and dining rooms, large fitted office and a boiler room. It also benefits from UPVC double glazing including French and external doors, under floor heating downstairs and central heating radiators upstairs.





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Approximate Area = 4763 sq ft / 442.4 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Garage = 593 sq ft / 55 sq m
 Outbuilding = 476 sq ft / 44.2 sq m
 Total = 5865 sq ft / 544.6 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1103240

Viewings

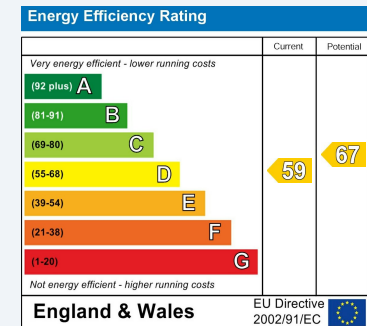
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

