



Blacksmith's Lane, Tetford, Horncastle, Lincs, LN9 6BT

- Truly STUNNING BRAND NEW very spacious 1,750 sq ft HIGH SPECIFICATION detached BESPOKE DORMER BUNGALOW
- WEST FACING SECLUDED and fully enclosed rear turfed GARDEN with EXTENSIVE feature paved patio, including OPEN FIELD VIEWS
- Very reputable AWARD-WINNING local quality BUILDER of 50 years, Brian Todd Homes, with 10 year NHBC (National House Building Council) warranty
- 450 sq ft KITCHEN LIVING DINING ROOM with WOOD BURNER and BI-FOLDING doors to rear garden, and a UTILITY room
- Mains gas fired UNDER FLOOR HEATING downstairs and CENTRAL HEATING radiators upstairs
- THREE EXTRA large DOUBLE bedrooms, THREE EN-SUITE bath/shower rooms and a W.C.
- VERY DESIRABLE VILLAGE including MEDICAL CENTRE, primary SCHOOL and PUB as well as mains gas supply and a regular bus service in a designated 'AREA of OUTSTANDING NATURAL BEAUTY'
- £23,500 ALLOWANCE for kitchen, bathrooms/W.C. and fireplace
- LOUNGE and DOWNSTAIRS MASTER bedroom both with FEATURE bay windows
- Quality DOUBLE GLAZED windows with 30 YEARS guarantee, ULTRAFast full FIBRE optic BROADBAND, etc

Guide Price £395,000



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DESCRIPTION

A truly stunning brand new, very spacious 1,750 sq ft, high specification, three extra large double bedroom, three en-suite bath/shower rooms and a W.C, two very generous receptions, detached bespoke dormer bungalow (including £23,500 allowance for kitchen, bathrooms and fireplace), with a west facing, secluded and fully enclosed turfed rear garden (having an extensive feature paved patio, including open field views), in a designated 'Area of Outstanding Natural Beauty', as well as having a generous driveway, all in the very desirable, well serviced village of Tetford (that has a beautiful countryside walks, pub, medical centre, well regarded primary school, church and regular bus service).

This bespoke property, by very reputable award-winning local quality builder of 50 years, Brian Todd Homes, on their select development of just eleven properties, has a 10 year NHBC (National House Building Council) warranty and consists of a spacious hall, large 450 sq ft open plan kitchen/living/dining room including wood burning stove and bi-fold doors leading off into the garden and patio area, and a utility room leads off from the kitchen. The living room at the front of the property features a large bay window and another featured bay window is present in the ground floor master bedroom, that is complemented by an en-suite bath/shower room. Finally the ground floor is concluded with a WC. The first floor includes two more extra large double bedrooms, each with its own en-suite bath/shower rooms.

It also benefits from mains gas fired under floor heating downstairs, central heating upstairs, quality double glazed windows with 30 years guarantee, is insulated to the highest standard, has external quality lights and water supply, feature low maintenance corbelled brickwork to gables and eaves in lieu of soffits and fascias, ultrafast Full Fibre optic broadband (delivering speeds of up to 1Gbps, 24 times faster than the UK average, providing a future-proof solution), etc.





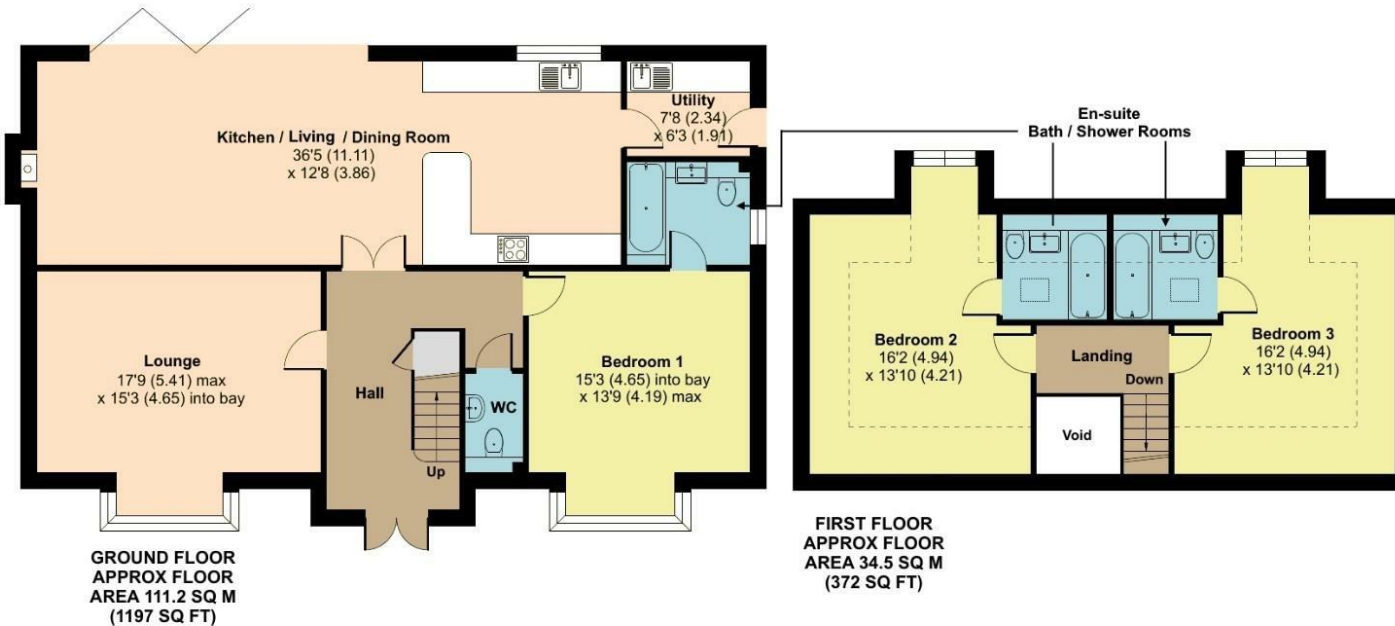
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Approximate Area = 1569 sq ft / 145.7 sq m (exclude void)

Limited Use Area(s) = 217 sq ft / 20.1 sq m

Total = 1786 sq ft / 166 sq m

For identification only - Not to scale



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: 1138825

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.



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