

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

- BRAND NEW very spacious HIGH SPECIFICATION detached BESPOKE semi-detached HOUSE
- £8,00 ALLOWANCE for kitchen and bathroom/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'
- Generous LOUNGE with a feature electric fire and generous storage cupboard under the stairs
- Mains gas fired UNDER FLOOR HEATING downstairs and CENTRAL HEATING radiators upstairs

- TWO EXTRA large DOUBLE bedroom, BATH & SHOWER room and a W.C
- SOUTH FACING SECLUDED and fully enclosed turfed rear GARDEN with patio and OFF ROAD PARKING for TWO cars, directly accessible to the property
- Very reputable AWARD-WINNING local quality BUILDER of 50 years, Brian Todd Homes, with 10 year NHBC (National House Building Council) warranty
- Open plan KITCHEN DINER including FRENCH doors leading off to the south facing patio and rear garden
- Quality DOUBLE GLAZED windows with 30 YEARS guarantee, ULTRAFast full FIBRE optic BROADBAND, etc

Price £195,000



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

DESCRIPTION

A brand new, spacious, high specification, two extra large double bedroom, bath & shower room and a W.C, semi-detached bespoke house (including £8,000 allowance for kitchen, bathroom/W.C.), with a south facing, secluded and fully enclosed turfed rear garden (having a paved patio), as well as having off road parking for two cars (directly accessible to the property), all in a designated 'Area of Outstanding Natural Beauty', 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 an attractive oak front door porch, entrance, generous lounge with a feature electric fire and generous storage cupboard under the stairs, an open plan kitchen diner including French doors leading off to the south facing patio and rear garden, and there is a W.C. with a side window. Upstairs is the landing, two extra large double bedrooms and the bath and shower room.

Outside there is the turfed front garden, south facing secluded and fully enclosed turfed rear garden with patio and there is off road parking for two cars, directly accessible to the property.

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, solid hardwood external doors, feature low maintenance corbelled brickwork to gables and eaves in lieu of soffits and fascias, and ultrafast Full Fibre optic broadband (delivering speeds of up to 1Gbps, 24 times faster than the UK average, providing a future-proof solution for your new home), etc.





Do not scale off the drawings - all dimensions and settings are to be verified on site. If it does not match the situation on construction, the contractor is to be responsible for any adjustments. The drawings to the extent of any amendments, changes or omissions are to be verified on site. It is the contractor's responsibility to ensure that the drawings are correct and to be used as a guide only. For further information, please contact the architect.

FRONT ELEVATION REAR ELEVATION SIDE ELEVATION SIDE ELEVATION

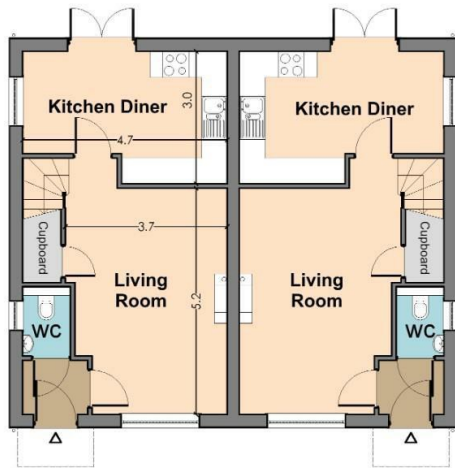
GROUND FLOOR PLAN FIRST FLOOR PLAN ROOF PLAN TYPICAL SECTION A-A

0 5 10 METRES

GIFA 81.72 sq/m (879.6 sq/ft)

Rev.	Description	Date	Drawn by	Checked	Date	Scale
1	PROPOSED RESIDENTIAL DEVELOPMENT BLACKSMITHS LANE TESTORD				June 2018	1:100 at A2
	FRAMINGWORK APPROVED				27/04/2018	A1

© 2018 TURNER & TOWNSEND ARCHITECTS LTD. ALL RIGHTS RESERVED. TURNER & TOWNSEND ARCHITECTS LTD. IS AN EQUAL OPPORTUNITY EMPLOYER. TURNER & TOWNSEND ARCHITECTS LTD. IS AN EQUAL OPPORTUNITY EMPLOYER.



Ground floor plan



First floor plan

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.