



## East Road, Tetford, Horncastle, LN9 6QQ

- VERY SPACIOUS 2,700 sq ft, EXTENDED and WELL presented, detached FARM HOUSE originally 1650, with LAKE VIEW, NO 'upward and GOOD '69' ENERGY efficiency RATING
- VERY DESIRABLE VILLAGE in a designated 'AREA of OUTSTANDING NATURAL BEAUTY, and includes a MEDICAL CENTRE, PUB and primary SCHOOL, as well as mains gas supply and a regular bus service
- 0.27 ACRE plot, SOUTH facing GENEROUS SIDE and REAR GARDENS incl 2 x sandstone style paved EXTENSIVE patios, external light, power and water supplies, fully fenced and 3 x attached brick store rooms
- FOUR YEAR old extension including 590 sq ft dual aspect KITCHEN LIVING DINING ROOM with bi-fold doors to patio, cylindrical WOOD/ multi fuel BURNER, TRAVERTINE style tiled floor
- FIVE bedrooms, THREE bathrooms, THREE receptions including potential self contained ANNEX
- EXTRAORDINARY off road PARKING for 7 cars including motorhome/caravan if required
- UPVC DOUBLE GLAZING including BI-FOLDING doors, COMPOSITE front door, Mains GAS CENTRAL HEATING with annually serviced MODERN BOILER, 3 x WOOD/multi fuel BURNERS
- KITCHEN includes QUARTZ GRANITE worktop, SMEG 7 ring/double oven dual fuel RANGE cooker, wine cooler, Belfast double sink, space/plumbing French style fridge freezer, dishwasher etc

**Guide Price £650,000**





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## DESCRIPTION

Very spacious 2,700 sq ft, extended, well presented, 5 bedroom, 3 bathroom, 3 reception (including potential self contained annex) detached farm house, originally 1650, on a generous 0.27 acre plot (sts) with lake view, south facing generous rear and side gardens (including 2 x sandstone style paved extensive patios, external light, power and water supplies, fully fenced and 3 x attached brick store rooms) and extraordinary off road parking for 7 cars including motorhome/caravan, all in a designated 'Area of Outstanding Natural Beauty', the very desirable, well serviced village of Tetford (that has beautiful countryside walks, pub, medical centre, well regarded primary school, church and regular bus service), and there is NO 'upward CHAIN'.

It also benefits from a good '69' energy efficiency rating, UPVC double glazing including bi-folding doors, composite front door, mains gas central heating with annually serviced modern boiler, 3 x wood/multi fuel burners, oak veneer internal doors.

The receptions include dual aspect lounge (with exposed floorboards & French doors to patio) and large snug (with travertine style tiled floor), both rooms having feature fireplace with wood/multifuel burner, dining room (with built in display cabinet & French doors to kitchen), all 3 rooms having exposed ceiling beam.

A four year old extension includes 590 sq ft dual aspect kitchen living dining room with bi-fold doors to patio, cylindrical wood/ multi fuel burner, travertine style tiled floor (the kitchen includes quartz granite worktop, Smeg 7 ring/double oven dual fuel range cooker, wine cooler, Belfast double sink, space/plumbing for French style fridge freezer, dishwasher etc), pantry room (with light, power, water and shelving), utility room (with sink, base & wall units, space/plumbing 2 x appliances), and there is the laundry room, boot room, store room and downstairs modern shower room (fully tiled & including elongated quadrant shower with monsoon and flexible showers).









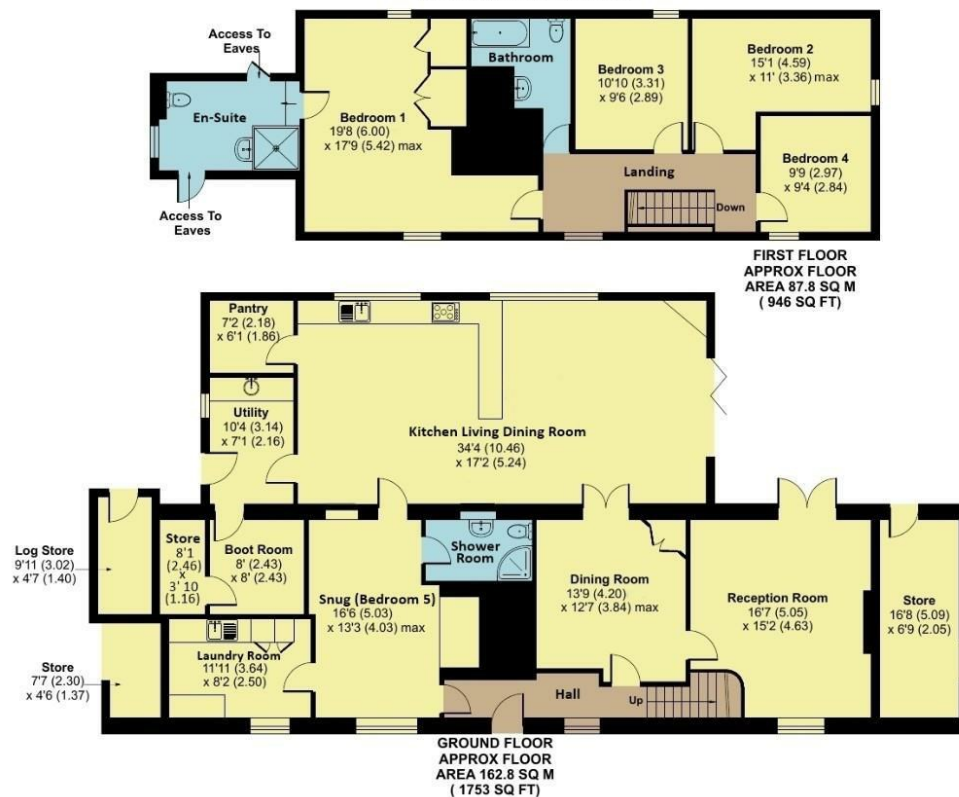
## East Road, Tetford, Horncastle, LN9

Approximate Area = 2699 sq ft / 250.7 sq m

Outbuildings = 192 sq ft / 17.8 sq m

Total = 2891 sq ft / 268.5 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). © nitchcom 2025. Produced for Hunters Property Group. REF: 1261848

### Viewings

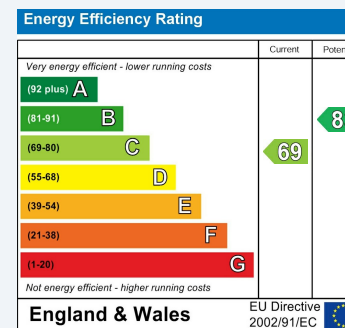
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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