



## PLOT 5 HARPER-SMITH LANE TETFORD, LN9 6QB

**£450,000**  
**FREEHOLD**

A remarkable opportunity to acquire an impeccably designed and lovingly crafted family home within the most sublime Lincolnshire Wolds village setting.



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01724 642002



## PLOT 5 HARPER-SMITH LANE



### Description

Plot 4 features as part of the first release by the esteemed 'Brian Todd Homes Ltd' on their next exclusive development of just 8 properties. We proudly present 'Harper-Smith Lane' - named in honour of the late Dr J R Harper-Smith MBE; a beloved Tetford Doctor and renowned for being co-founder of LIVES emergency first response charity and organisation.

Spanning an impressive 1646 square feet, the well planned living accommodation flows seamlessly throughout.

The exceptional dual aspect living room will feature a bespoke fireplace that will serve as a stunning focal point with owner input and finishes invited with a generous fireplace allowance. The double doors seamlessly connect the interior to the garden, creating a perfect space for both relaxation and entertaining.

The open plan living dining kitchen area is a true highlight that will be ready for the future owners to design their perfect space with an ample personal allowance instated and boasting two sets of bespoke bifold doors that invite natural light and provide a delightful view of the outdoor space.

The ground floor is thoughtfully designed, concluding with a convenient WC and a utility room, ensuring practicality for everyday living.

The first floor hosts a luxurious master bedroom suite, with a dressing area and an ensuite shower room, offering a private retreat for the homeowners. Additionally, there are three further generously sized double bedrooms, all serviced by a beautifully appointed family bathroom, ensuring ample space for family and guests alike.

With parking available thanks to the reception driveway and garage, this property combines modern living with convenience also featuring the added benefit of an EV Charger and turfed gardens to the front and rear.

### Brian Todd Homes Ltd

Brian Todd Homes Ltd are a locally based family run business that honour and cherish traditional family values, offering a personalised service, striving to offer exceptional quality in every single build. To date, Brian Todd Homes Ltd have constructed over 250 homes throughout The Lincolnshire Wolds since

their humble beginnings in the 1970s. These highly regarded local builders have numerous examples of beautifully finished homes which have also earned them well deserved recognition and awards such as NHBC Pride in the Job Quality and Regional Awards and the coveted NHBC Pride in the Job Seal of Excellence - meaning you can rest assured that your future home is in very safe and experienced hands!

### Personal Allowance

Brian Todd Homes Ltd, wish to ensure a smooth and personalised home buying service for all of their clients.

They cordially invite the bespoke personal choices and individual input into the finishes for your new home to make your vision become a reality.

With a generous personal choice allowance of £3,000 for the feature fireplace/woodburning stoves, £17,000 for the Kitchen and Utility Area and £10,000 for the Bathrooms and WC, our purchasers are invited to design their own spaces as well as the ability to choose from a range of 'Farrow and Ball' colour palettes for a preferable paint finish as well.

A range of optional extras are also available by discussion and separate negotiations.

### Specification Details

10 Year NHBC Warranty

The Garage will be plastered and feature insulated electric doors

Low maintenance feature brickwork to gables and eaves

Bespoke high quality timber framed double glazed windows with 30 year guarantee

Bespoke Hardwood Entrance door and oak veneer internal doors

Quality Moulded architraves and skirting throughout

Ample power points and TV points installed throughout

Ultra Fast Fibre installed to the property

Mains Connections and Drainage

Underfloor Heating to the ground floor (First Floor underfloor heating available if required by request and separate negotiations)

Doorbells, quality external lighting and EV Charging points fitted to each property

Front and Rear Lawns will be turfed and an external garden tap installed

### Entrance Hall

The inviting Entrance Hallway provides access to the open plan Living Dining Kitchen and with a door to the

left, leads into the Living Room. Also featuring a full length cloaks and storage cupboard, a door to the Ground Floor WC and a bespoke oak return staircase rising to the First Floor with a further storage cupboard beneath.

### **WC**

For added convenience, the Ground Floor WC shall comprise WC, wash hand basin

### **Living Room**

The dual aspect formal living room is a beautiful space, perfect for unwinding in the evenings. With French style doors opening out onto the rear gardens, a large window to the front elevation and a central focal fireplace.

### **Open Plan Living Dining Kitchen**

The heart of the home. Zoned into a Kitchen area and a Living Dining area.

### **Living Dining Area**

With double bi-folding doors to the rear elevation, this bright space has been designed with family living in mind and offering ample space for a large dining table and chairs and comfy armchairs

### **Kitchen Area**

With your input and design ideas invited, this spacious Kitchen area offers ample areas for storage, workspaces as well as a substantial central island. With door to:

### **Utility Area**

Adding functionality and practicality to the home, the Utility Area offers a versatile working and laundry space with a useful door to the side.

### **Landing**

A bespoke oak staircase leads us to the First Floor with doors to all principal rooms and featuring a storage closet.

### **Bedroom One**

The Master Bedroom offers space for a dressing area, kingsize bed and further bedroom fittings and furnishings. With a window to the rear and door to:

### **Ensuite**

With frosted window to the front, the Ensuite features space for a large shower, WC and vanity wash hand basin.

### **Bedroom Two**

A spacious double bedroom with room for a kingsize bed and further bedroom furnishings and window to the rear.

### **Bedroom Three**

A spacious double bedroom with room for a kingsize bed and further bedroom furnishings and window to the front.

### **Bedroom Four**

A smaller double bedroom with room for a double bed and further bedroom furnishings and window to the rear.

### **Bathroom**

Awaiting your personal allowance choices and finishes, the Family Bathroom features space for a panelled bath and/or shower, WC and vanity wash hand basin.

### **Outside**

The return driveway sweeps to the front entrance portico and provides access inturn to the single garage with EV charging point and electric entrance door. Set in a generous plot, the garden will be turfed to the front and rear.

### **Agent Notes and Credits**

1. The photographs featured in our marketing details and brochures are of a recently completed build at Blacksmith's Lane in Tetford therefore the finishes/layout will vary
2. The planning application and architectural design was completed by Frameworks Architects.
3. CGI Internal Visuals have been produced and used for the enhancement of our marketing details by E2 Design Architecture and Visuals based on the approved planning drawings and feature additional/optional extras.
4. The external CGI Visuals have been produced and used for the enhancement of our marketing details by Turner Creative Ltd based on the approved planning drawing.

## **PLOT 5 HARPER-SMITH LANE**

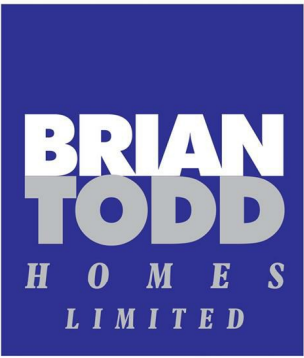






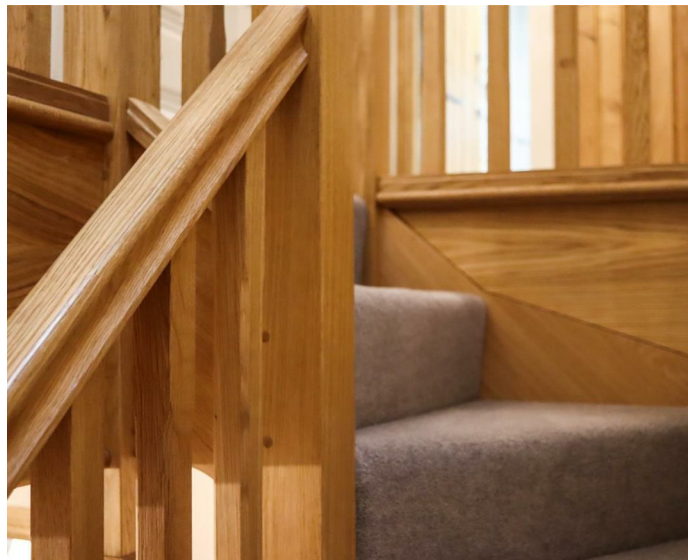
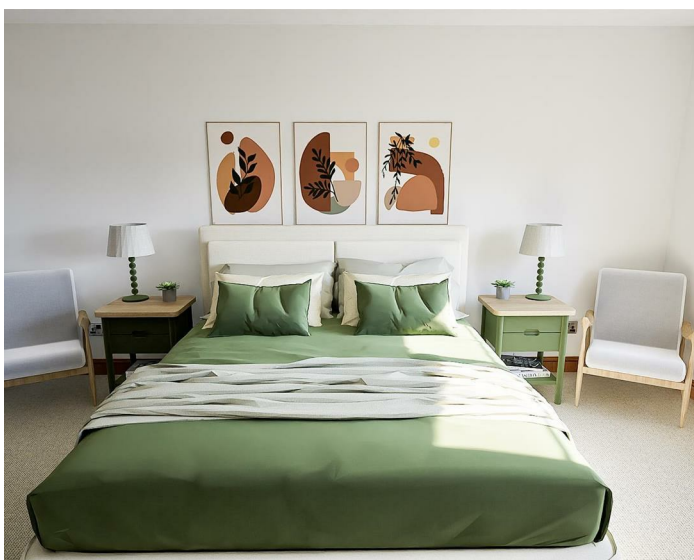
# Harper-Smith Lane

*Building quality homes*



*for over 55 years*





## PLOT 5 HARPER-SMITH LANE

### ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

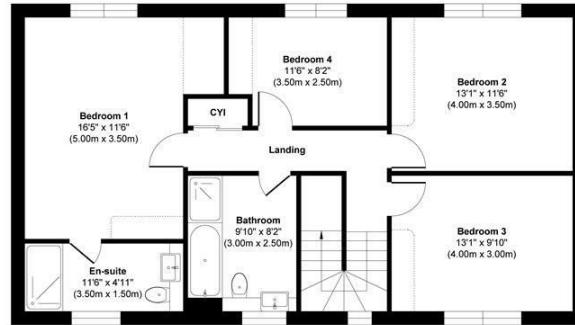
**Floor Area** – 1646.00 sq ft

**Tenure** – Freehold

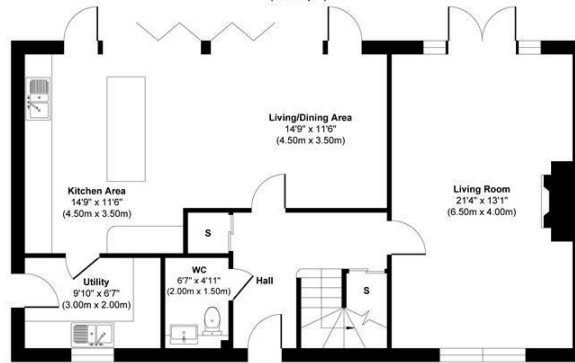




Plot 5, Harper-Smith Lane, Tetford



First Floor  
Approximate Floor Area  
846 sq. ft  
(78.65 sq. m)



Ground Floor  
Approximate Floor Area  
846 sq. ft  
(78.65 sq. m)

Approx. Gross Internal Floor Area 1692 sq. ft / 157.30 sq. m  
Illustration for identification purposes only. measurements are approximate, not to scale.  
Produced by Elements Property



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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