



HARPER-SMITH LANE

TETFORD, LN9 6QB

£215,000
FREEHOLD

Introducing Plot 6 at Harper-Smith Lane.
Cleverley designed with quality and comfort firmly in mind, this is a rare opportunity to own a beautiful home in the most picturesque Lincolnshire Wolds village setting.



WWW.BILTONS.CO.UK
01724 642002

HARPER-SMITH LANE



Description

Plot 6 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.

These beautiful homes have been designed with comfortable living in mind, the well planned living accommodation flows seamlessly throughout. The bright and airy living room aims to provide a tranquil retreat to unwind in with a large window to the front elevation.

The 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 enjoys french style 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 an entrance hallway, ensuring practicality for everyday living.

The first floor hosts two generously sized double bedrooms, all serviced by a beautifully appointed family bathroom, ensuring ample space for family and guests alike.

With convenient off road parking available thanks to the generous driveway to the side, 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

Renowned local developers, Brian Todd Homes, wish to ensure a smooth home buying service for all of their clients and with this in mind, invite personal choices and finishes to your new home. With a generous personal choice allowance of £6,000 for the Kitchen and £2,000 for the Bathroom and WC, our purchasers are invited to design their own spaces and choose their paint finishes as well.

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

Specification Details

- 10 Year NHBC Warranty
- 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 shall be turfed and an external garden tap installed

Entrance Hall

The welcoming Entrance Hallway provides access to the Ground Floor WC and turning right, into the Living Room.

WC

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

Living Room

The bright formal living room is a welcoming room to relax in, having a large window to the front elevation a central focal fireplace.

Dining Kitchen

Catering for everyday functionality and practicality with elegant ease, the dual aspect Dining Kitchen offers fantastic views to the rear garden with double doors and a window to the side, zoned into an ample dining area with space for a generously proportioned table and chairs and the kitchen area where your design ideas are encouraged with a generous personal allowance.

Landing

Inviting us to the principal first floor rooms

Bedroom One

With a window to the front, the well sized double bedroom easily caters for a double bed and further furnishings.

Bathroom

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

Bedroom Two

With a window to the rear, the second bedroom is also of good sized proportions, accommodating a double bed and further furnishings.

Outside

The driveway runs alongside the property and provides ample off road parking for 2 vehicles and will also feature an EV charging point
Set in a generous plot, the garden will be turfed to the front and rear.

Agents 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.

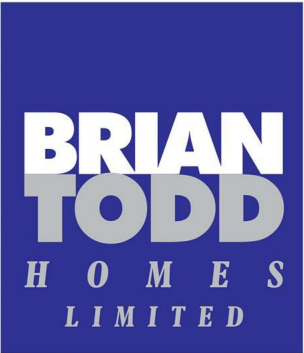
HARPER-SMITH LANE





Harper-Smith Lane

Building quality homes



for over 55 years



HARPER-SMITH LANE

ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band New Build

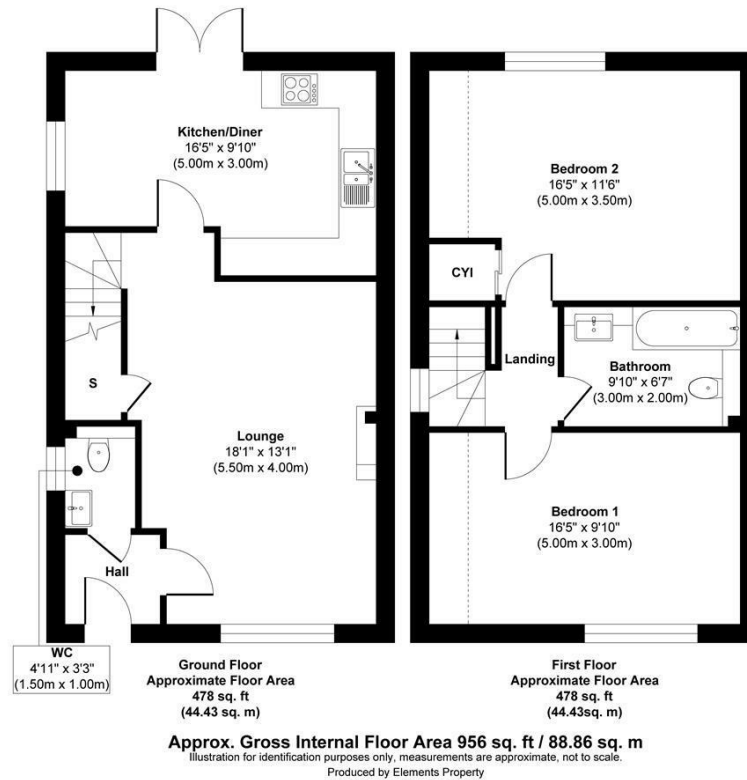
Viewings – By Appointment Only

Floor Area – 920.00 sq ft

Tenure – Freehold



Plot 6, Harper-Smith Lane, Tetford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



WWW.BILTONS.CO.UK

01724 642002