



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Fairdene**

Salmonby Road Tetford, Horncastle. LN9 6PY

**BELL**



## Fairdene

Tetford, Horncastle

### NO ONWARD CHAIN!

Fairdene is a well-presented two-bedroom detached bungalow, set to a private position with rural views and attractive garden.

Providing spacious accommodation, the property offers a large dual aspect lounge, breakfast kitchen open to dining room plus rear lobby and shower room. With a south-facing lawn to the side, Fairdene includes off road driveway parking and a single garage.

The property is well placed on the edge of the village of Tetford, which is home to a doctor's surgery and primary school. The market town of Horncastle, with a full range of services and amenities, is six miles away.



### ACCOMMODATION

Entered to the front, through UPVC double glazed obscure door to **Entrance Porch**, with tiled floor. Wood single glazed door through to:

**Hallway** with carpeted floor, built in airing cupboard, loft access hatch, radiator, ceiling light, telephone point and power point. Doors to accommodation including:

**Living Room** having uPVC double glazed windows to front and side aspects; electric fire set to tiled surround, carpeted floor, radiators, telephone point, ceiling and wall lights and power points.



**Breakfast Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, radial sink set to roll edge worktop with space and connections for under counter fridge and washing machine, upright fridge-freezer and Indesit oven and grill. Tile effect flooring, radiator, ceiling light and power points. Wood obscure glazed door to rear lobby and open archway to:

**Dining Room** with uPVC double glazed French doors to side, window to rear aspect; carpeted floor, radiator, TV point, ceiling and wall lights and power points.

**Rear Lobby** with uPVC single glazed window to rear, patio door with matching wide panels to side aspect; tiled flooring, radiator, ceiling light, built in cupboard housing the Wall Star oil fired boiler.

**Shower Room** having uPVC double glazed obscure window to rear aspect; shower cubicle with Aqualisa shower over, pedestal wash hand basin and low level WC. Tiles to walls and tile effect flooring, radiator, extractor fan and ceiling light.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

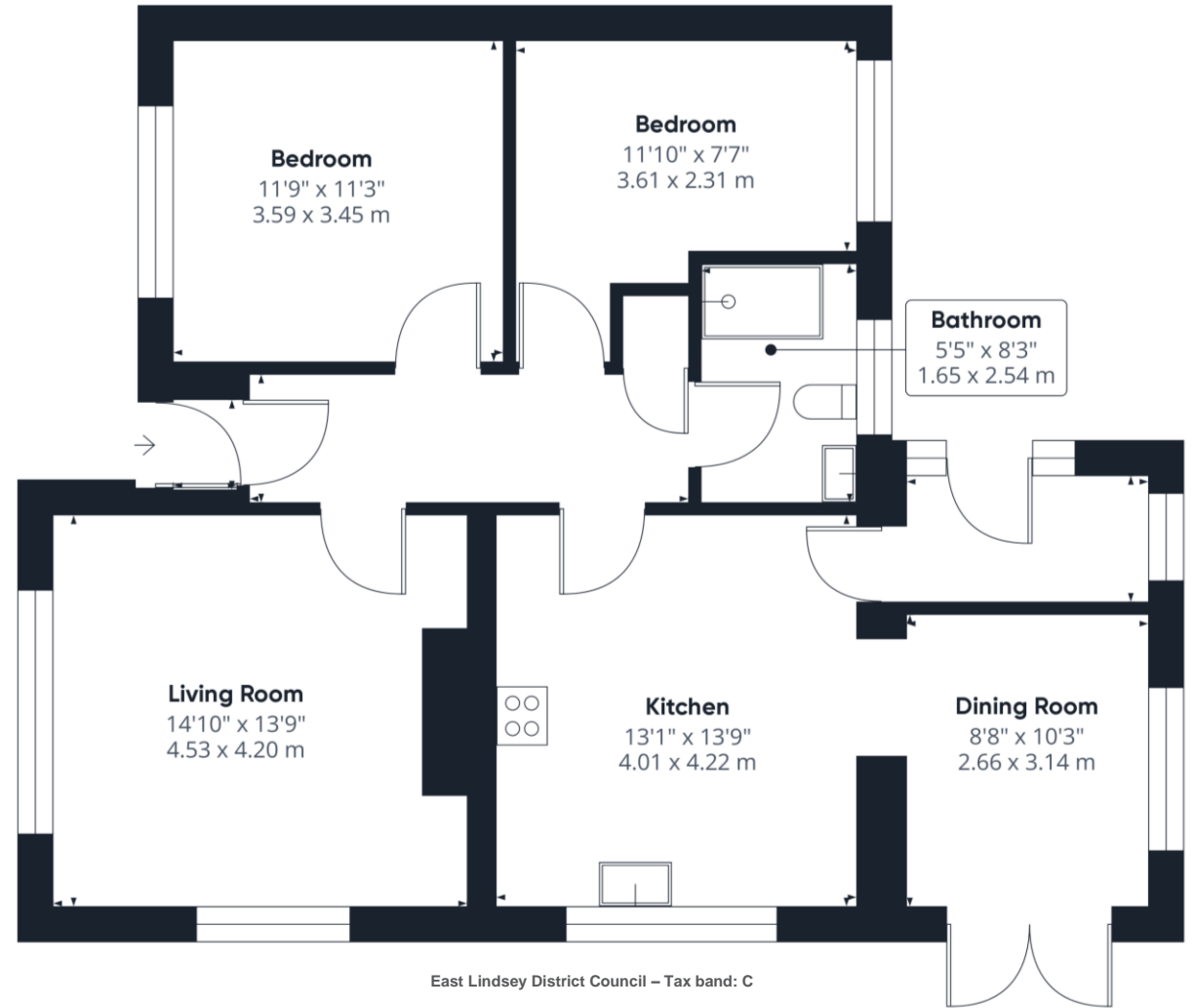
**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, Built in wardrobe and bed surround furniture, radiator, ceiling light and power points.

## OUTSIDE

The property is set to a good-sized plot, contained by mature hedging and timber fencing, plus low-level brick wall to the front. The property enjoys gardens laid to lawn; a hardstanding patio seating space to the rear and established flowerbeds colouring the front.

Driveway parking leads to the **Single Garage** with electric operated door.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office

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