



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle



Lilac Cottage
South Road, Tetford, Horncastle. LN9 6QB

BELL



Lilac Cottage

Tetford, Horncastle

Lilac Cottage is a beautiful early Victorian property, providing three generous bedrooms and spacious ground floor accommodation in the popular village of Tetford. Within the designated Area of Outstanding Natural Beauty, the property enjoys period features throughout, including beams and fireplace to the cosy living room. A generous kitchen, open to dining room, utility and cloakroom complete the ground floor; the first offering three double bedrooms and family bathroom. The property has undergone various updates and improvements by the current vendors.

Ample off-road parking for multiple vehicles is laid to gravel to the front, with flower beds alongside; the private, secure rear garden is divided into two areas; with garden store and garden room / office to a brick outbuilding.

Tetford 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 wood double glazed obscure door to:

Breakfast Kitchen having uPVC double glazed windows to front and rear aspects and French doors to rear; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer, electric oven and



hob. Tiled floor, wall mounted gas fired Worcester boiler, built in storage space, column radiator, ceiling spotlights and power points. Door to utility and open to:

Dining Room with uPVC double glazed window to side aspect; built in under stairs storage space, tile effect flooring, radiator, telephone point, ceiling light and power points. Open doorway to stairwell and door to:

Living Room having uPVC double glazed window to front aspect; Victorian fireplace with tiled surround, alcove open shelving and storage unit, carpeted floor, radiator, TV point, ceiling light and power points.

Utility having roll edge worktop with space and connections for washing machine, tumble dryer. Built in airing cupboard, tile effect flooring and ceiling light. Open doorway to:

Cloakroom comprising; low level WC with wash hand basin inset, tile effect flooring, radiator and ceiling light.

First Floor

Landing with carpeted floor, ceiling spotlights and power point. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed window to front aspect; built in storage space, wood effect flooring, radiator, decorative fireplace, TV point, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with tiled surround; triton t80 electric shower over, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail and ceiling light.

Bedroom 3 with uPVC double glazed window to rear aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.





OUTSIDE

The property is approached to the front, through open entranceway flanked by brick column, and up gravelled driveway, providing ample parking and turn around space for multiple vehicles. Contained by low level brick wall to the front, timber fencing to the sides, the front garden space is laid to mature raised plant beds with brick containment.

A personnel gate leads up to the private, secure further garden spaces; child and pet friendly areas leading off the side and rear of the property. Laid to lawn with a range of mature plants throughout; the side lawn is set with hard standing for greenhouse or shed and contained by fledgling laurel hedging to ensure a green environment. The courtyard-style rear garden is served by external lighting, with gravelled space leading to the brick and tile outbuilding, providing:

Garden Room / Studio / Office with wood door and wood double glazed window to front, light, power, carpet and radiator. Separate **Garden Store** with light and power, wood door to front.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING; D

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.

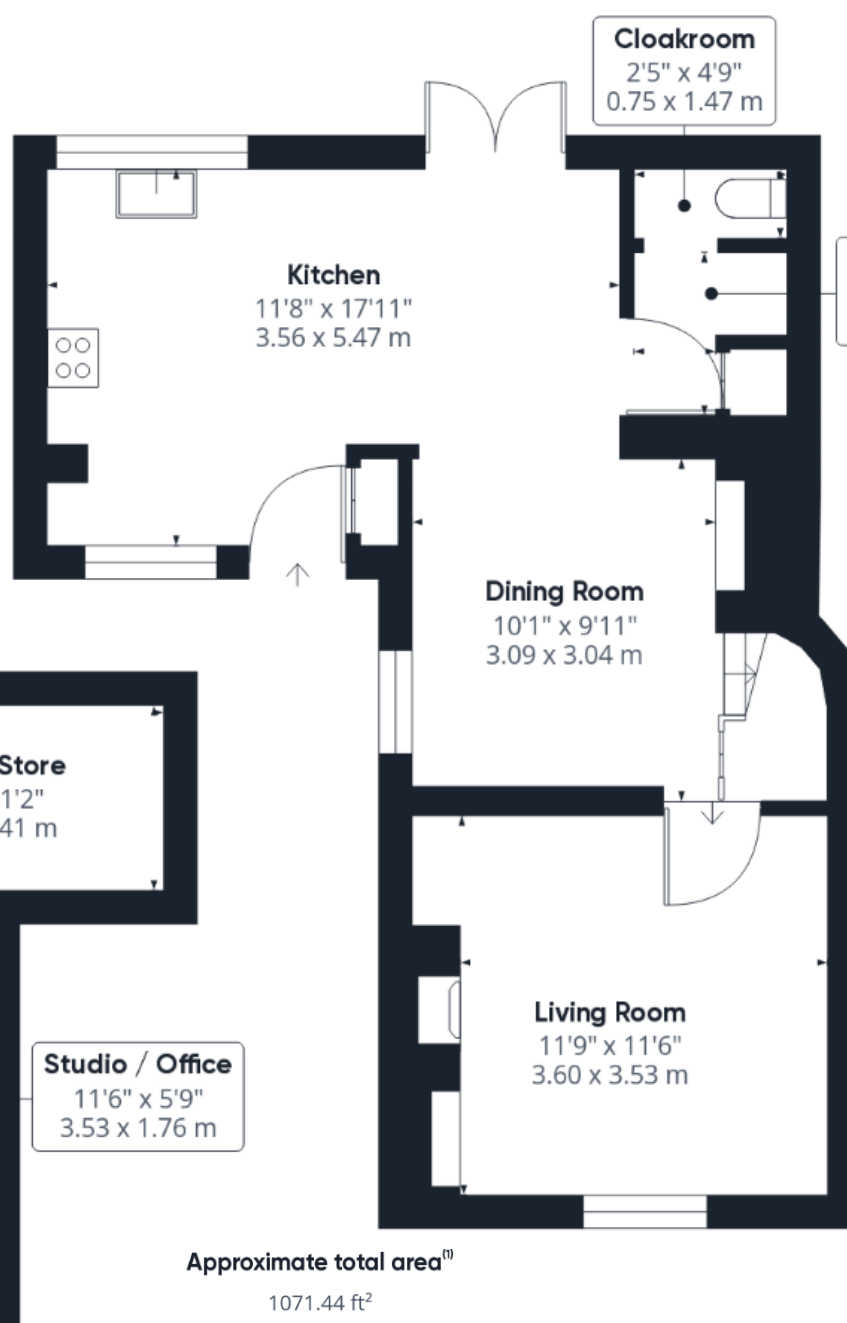
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 15.11.2024





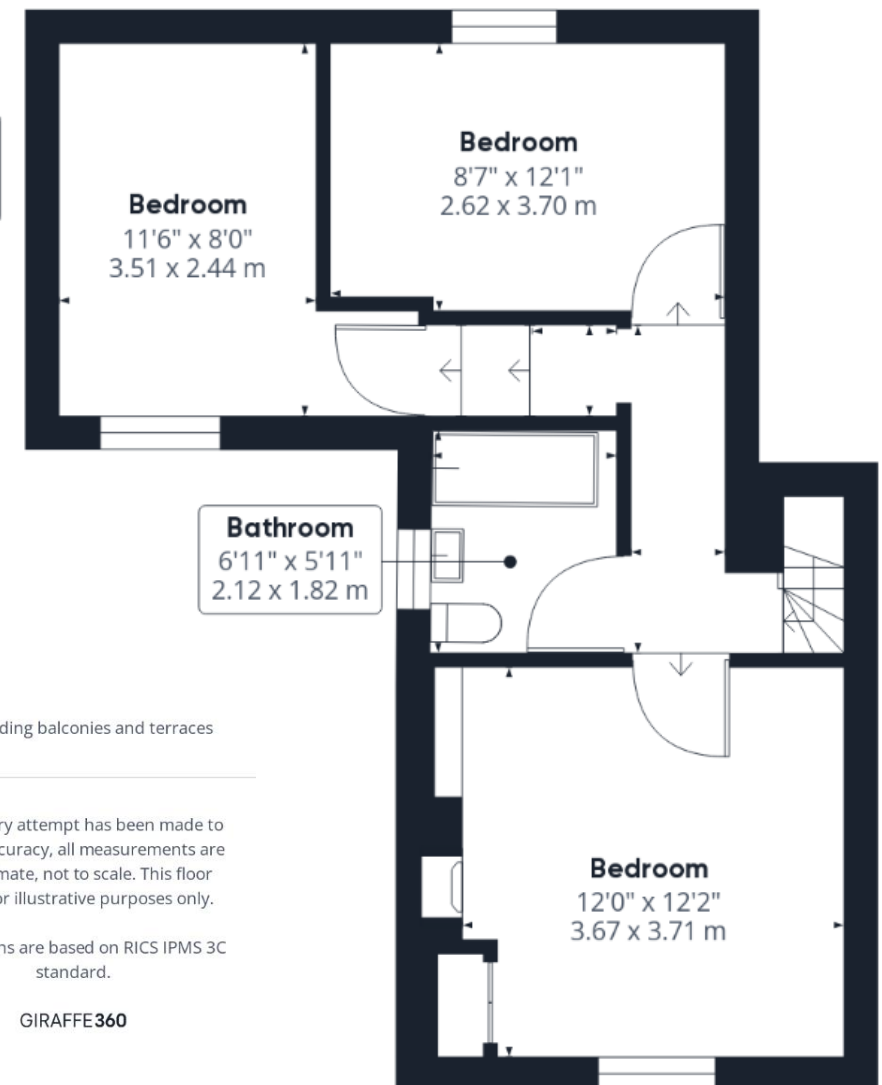


Approximate total area⁽¹⁾

1071.44 ft²

99.54 m²

Utility
5'2" x 2'6"
1.58 x 0.77 m



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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DISCLAIMER

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