



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
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Hawthorn Cottage

1 Hawthorn Lane, Tetford, Horncastle. LN9 6AX

BELL



Hawthorn Cottage, 1 Hawthorn Lane, Tetford, Horncastle

An extremely well-presented, modern, three-bedroom detached house in the sought-after village of Tetford. Built in 2015 by Brian Todd Homes Ltd, the property offers excellent accommodation; the development having been awarded the prestigious NHBC Seal of Excellence Award, one of just twenty in the East region to do so.

The property enjoys wood features including composite double glazed sash windows throughout, solid oak doors and oak mantel across the brick arched fireplace housing Clearview wood burner in the large lounge. A stunning dining-kitchen; snug/office, utility and cloakroom complete the ground floor, with three bedrooms (one en suite) and family bathroom to the first. There is a large single garage with workshop space, gravel driveway parking and landscaped south facing rear garden plus lawned from. Property boasts commendable EPC rating (B), benefitting from gas central heating.

The village of Tetford is located in the Lincolnshire Wolds an Area of Outstanding Natural Beauty, is home to a well regarded doctors surgery and primary school, sitting within six miles of Horncastle and nine of Louth, both well-served market towns.



ACCOMMODATION

Storm Porch with wood double glazed door to:

Hallway with carpeted floor, underfloor heating (throughout the ground floor), staircase up to first floor, telephone point, ceiling light and power points. Doors to snug, dining kitchen and to:

Lounge having wood double glazed composite sash window to front and side, French doors to rear aspect; exposed brick



arch with tiled hearth, clear view log burning stove inset with oak mantel, wall and ceiling lights and power points.

Snug / Office with wood double glazed composite sash window to rear aspect; built in under stairs storage space, carpeted floor, ceiling light and power points.

Dining Kitchen having wood double glazed composite sash windows to front and rear aspects; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge worktop, integrated fridge freezer, dishwasher, Bosch double oven, four ring hob beneath extractor canopy. Tiled floor, ceiling spotlights and power points. Door to:

Utility with wood obscure double glazed doors to front and rear and composite sash window to rear aspect; storage units to base level, sink and drainer inset to square edge worktop, space and plumbing for washing machine, tiled floor, ceiling spotlights and power points. Doors to garage and to

Cloakroom with wood composite obscure double glazed sash window to front aspect; low level WC, pedestal wash hand basin, tiled floor and ceiling light.

First Floor

Gallery Landing with wood composite double glazed sash window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light. Doors to first floor accommodation.

Bathroom having wood composite obscure double glazed sash window to rear aspect; P shaped panel bath with tiled surround, shower over, wash hand basin inset to storage unit and low level WC. Built in airing cupboard housing pressurised hot water tank, heated towel rail, wood style laminate flooring, illuminated mirror and ceiling spotlights.

Bedroom with wood composite double glazed sash window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with wood composite double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.





Bedroom with wood composite double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-Suite having wood composite obscure double glazed sash window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin with light over and low level WC. Wood style laminate flooring, heated towel rail and ceiling spotlights.

OUTSIDE

The front is contained by established hedging, laid to lawn with mature trees and shrubs, and paved path leading up to the storm porch. To one side runs the gravel driveway, providing off road parking space for multiple vehicles and access to the large **Single Garage** with workshop space, up and over door to front, personnel door to side and door to utility. With multiple power points, and wall mounted gas fired boiler.

The rear garden is beautifully landscaped, with lawned space and curve edged established plant beds to the centre and borders, plus brick edge gravel space beside the paved patio seating. With further seating space to the rear, ensuring sunlit and shaded options are always available. The garden is entirely private; a child and pet friendly secure space with personnel gates to the side pathways. The boundaries are contained by timber fencing.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: B

****Please note:** We are informed the Jeld-Wen windows are under a 30 year guarantee.**

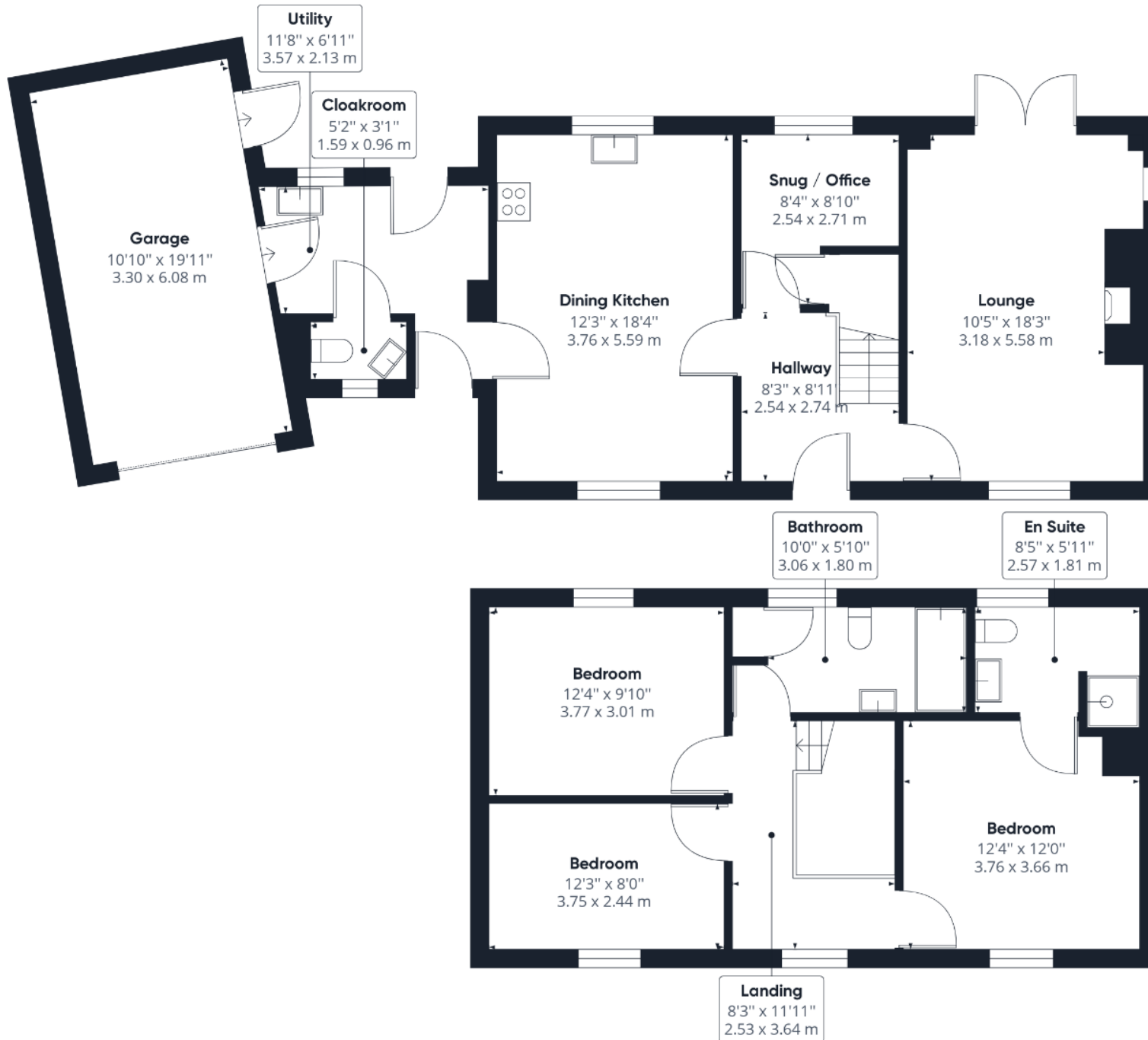
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure revised 23.04.2025







Approximate total area⁽¹⁾

1492.54 ft²

138.66 m²

(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.

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DISCLAIMER

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