



## North Road, Tetford, Horncastle, LN9 6QH

- VERY SPACIOUS 2,200 sq ft detached EXTENDED BUNGALOW on 0.42 ACRE plot (sts), with OPEN COUNTRYSIDE to rear, in a designated 'AREA of OUTSTANDING NATURAL BEAUTY
- VERY DESIRABLE well serviced VILLAGE including a MEDICAL CENTRE, PUB and primary SCHOOL, as well as mains gas supply and a regular BUS SERVICE
- GENEROUS REAR GARDEN laid to lawn including paved PATIO, SUMMER HOUSE, 2nd WORKSHOP, another OUTBUILDING and a SHED
- SELF CONTAINED ANNEX has modern fitted KITCHEN, modern BATHROOM, dual aspect LOUNGE, and dual aspect DOUBLE BEDROOM(4th bedroom)
- Flexible accommodation with FOUR bedrooms, THREE bathrooms (incl shower wet room), FIVE receptions, including SELF CONTAINED ANNEX
- Detached TRIPLE GARAGE plus EXTRAORDINARY off road PARKING for 8 cars incl block paved, double width, tandem & motorhome/caravan if required, via remote controlled front gates
- Mains GAS CENTRAL HEATING incl separate boiler for annex, Worcester boiler serviced annually, WOOD/multi fuel BURNER, UPVC DOUBLE GLAZING incl 3 pairs FRENCH doors, PVC soffits & fascias
- BUNGALOW has 4 RECEPTIONS incl dual aspect LOUNGE with feature brick fireplace, OPEN PLAN LIVING ROOM with wood/multi fuel, and 2 x CONSERVATORIES incl 207 sq ft with those garden views

**Guide Price £500,000**



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## DESCRIPTION

This is a very spacious 2,200 sq ft, extended, 4 bedroom, 3 bathroom (incl shower wet room), 5 reception detached extended bungalow with flexible accommodation including a self contained annex, also having a detached triple garage and extraordinary off road parking, all on a generous 0.42 acre plot (sts) with open countryside to the rear, in a designated 'Area of Outstanding Natural Beauty', of the very desirable, well serviced village of Tetford (that has beautiful countryside walks, pub, medical centre, well regarded primary school, church and regular bus service).

The property also benefits from mains gas central heating (incl separate boiler for annex, Worcester boiler serviced annually), wood/multi fuel burner, UPVC double glazing (incl 3 pairs French doors), PVC soffits & fascias, and a good '68' energy efficiency rating.

The self contained annex has a modern fitted kitchen, modern bathroom, dual aspect lounge, and dual aspect double bedroom (4th bedroom) and the remainder of the bungalow has 4 receptions incl dual aspect lounge with feature brick fireplace, an open plan living room with wood/multi fuel, and 2 x conservatories incl 207 sq ft with those garden views. There is also the kitchen diner open plan to the living room, and a large utility, as well as an integral workshop (in addition to the detached one) which can have flexible uses.

Outside is the detached triple garage plus extraordinary off road parking for 8 cars (incl block paved, double width, tandem & motorhome/caravan if required, via remote controlled front gates), and a generous rear garden laid to lawn and having a paved patio, summer house, 2nd workshop, another outbuilding and a shed.





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Approximate Area = 2361 sq ft / 219.3 sq m

Annexe = 499 sq ft / 46.3 sq m

Garage = 306 sq ft / 28.4 sq m

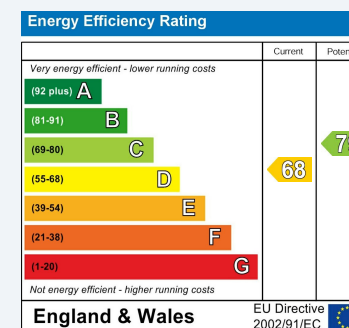
Outbuilding = 939 sq ft / 87.2 sq m

Total = 4105 sq ft / 381.2 sq m



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1450898



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

