



Ridge View, Salmonby Road
Tetford, Horncastle, LN9 6PY

BELL





NO ONWARD CHAIN! Ridge View is a substantial, three-bedroom detached bungalow, occupying a generous plot in the popular village of Tetford. Updated and modernised by the current vendors, the property provides attractive family accommodation, with a versatile dual-aspect lounge alongside dining kitchen and ground floor master bedroom with en suite. Externally, the property enjoys a generous, South and West-facing rear garden; gravelled parking space for multiple vehicles and a detached garage.

The property is located within the gently rolling hills of the Lincolnshire Wolds – a designated National Landscape. Tetford is home to a doctor's surgery and primary school, within walking distance for most, while the market town of Horncastle with a full range of services, amenities and educational facilities, is six miles away.

ACCOMMODATION

Hallway

Entered through uPVC double glazed door with windows alongside to front. Light to ceiling, radiator, multiple power points, wood flooring. Wood doors to accommodation and storage space.

Lounge

Having uPVC double glazed windows to front and side; French doors to rear. Lights to ceiling. Carpet, radiators, multiple power points. Ornate style fireplace.

Dining Kitchen

With uPVC double glazed windows to rear, light to ceiling. 1 1/2 sink and drainer to roll edge worktop, storage units to base and wall levels.



Utility

Having uPVC double glazed door to rear, light to ceiling. Storage units to base level, with roll edge counter top above and sink and drainer inset. Space and connections for under counter appliances. Wall mounted Worcester boiler. Radiator, tiled flooring.

Cloakroom

With uPVC double glazed window to rear, light to ceiling. Low level wc, corner sink, radiator, tiled flooring.

Bedroom 1

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

En Suite

Having uPVC double glazed obscured window to side, light to ceiling. Low level wc, pedestal sink, shower with tiled surround. Wood effect flooring, radiator.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bathroom

With skylight to rear, light to ceiling. Low level wc, pedestal sink, bath. Tiles to half height to walls, wood effect flooring, radiator.

Bedroom 3

Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Outside

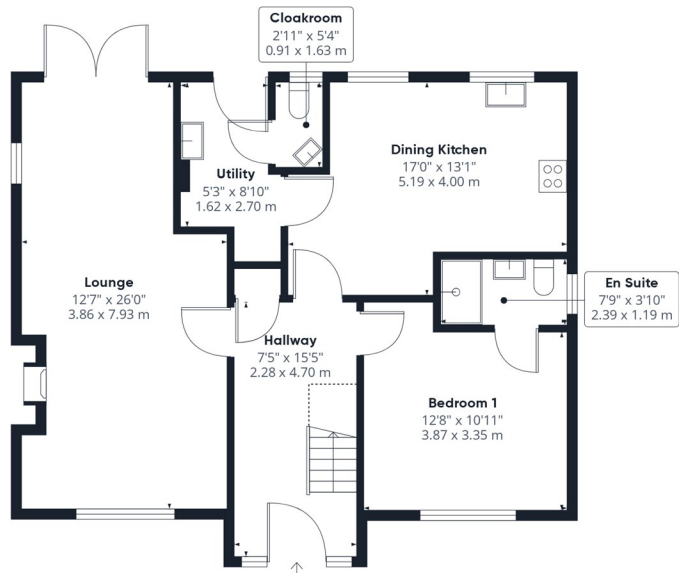
The property is approached up a gravelled driveway, providing parking spaces to the front and side, leading down to the detached garage. The rear garden - contained by gates, fencing and hedging to ensure a child and pet friendly, secure space - is predominately lawned with patio seating area facing South and West.

Garage

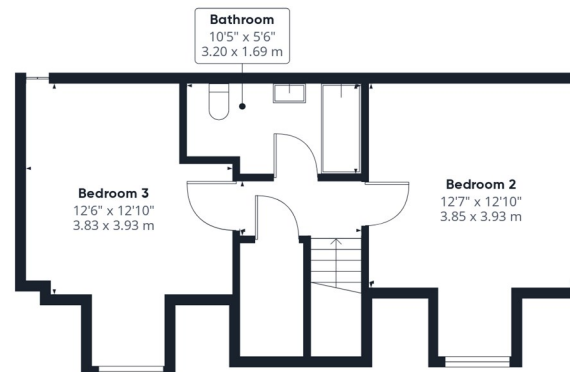


With up and over door to front, light to ceiling, uPVC obscured window to rear and door to side. Lights and power connected.

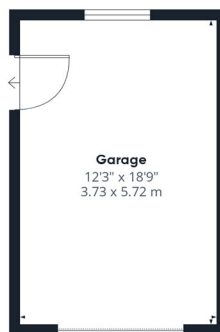




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total areaⁿ

1552 ft²

144.2 m²

Reduced headroom

16 ft²

1.4 m²

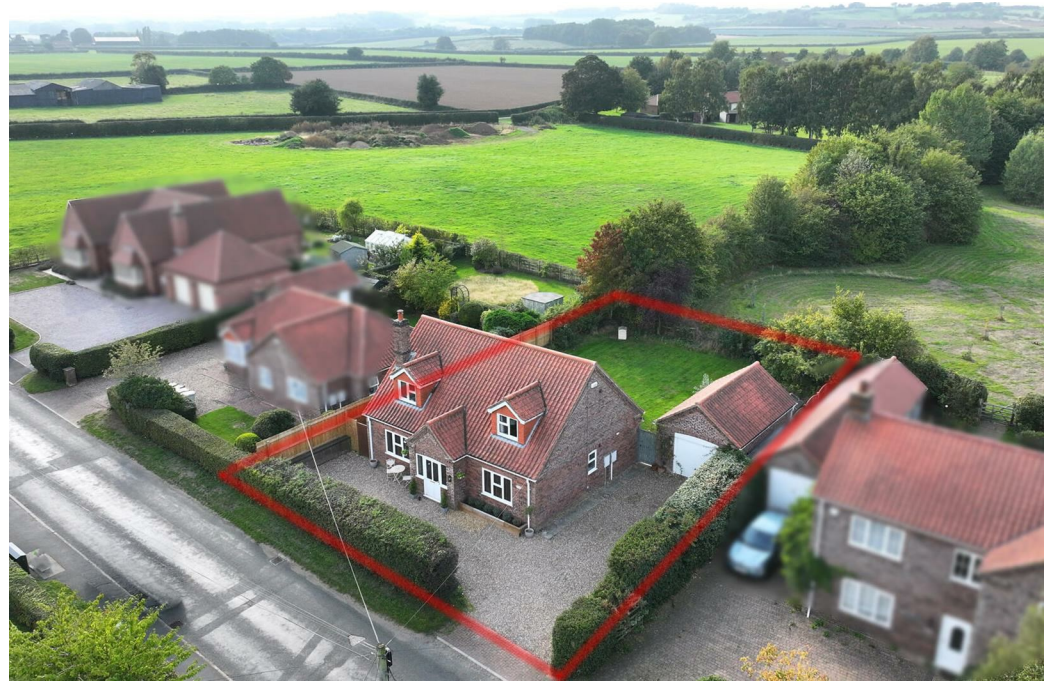
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX: – Tax band: D

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

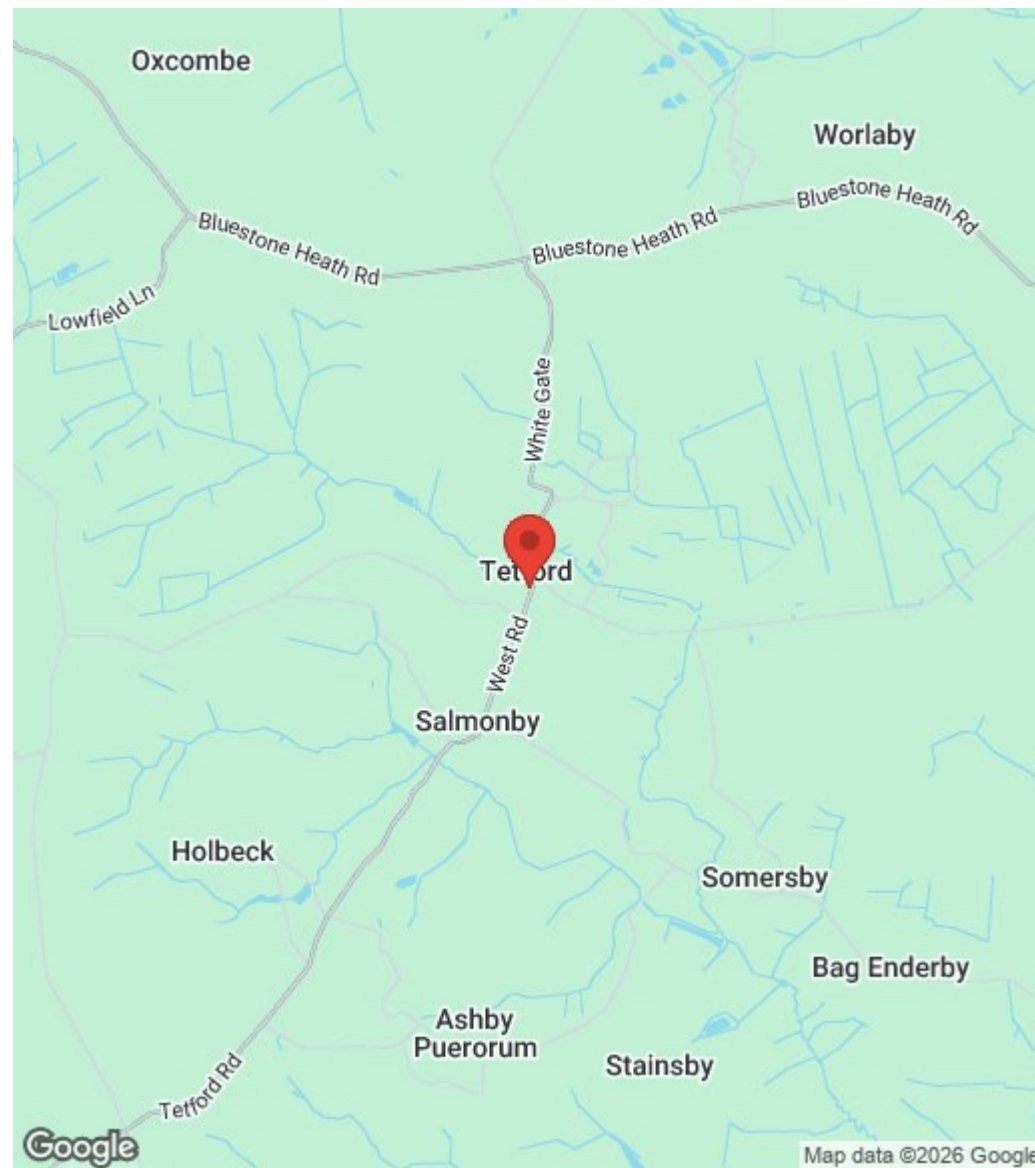
Website: www.robert-bell.org

Brochure prepared: 9th October 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org

