



## Mill Lane, , Tetford, Horncastle, LN9 6PZ

- BEAUTIFUL and SPACIOUS 1,338 sq ft THREE bedroom, TWO MODERN bathroom DETACHED bungalow, built new 2008
- SOUGHT AFTER location in Very DESIRABLE well serviced village
- FANTASTIC 'A, 94' ENERGY efficiency RATING
- 194 sq ft dual aspect LOUNGE with feature SMEG fire
- MODERN BATH room and EN-SUITE SHOWER room
- GARAGE WORKSHOP (with light, power and pedestrian side door, EXTENSIVE block paved PARKING
- Countryside VIEWS from PATIO and GARDENS
- SOLAR panels fully paid for, UNDERFLOOR heating, UPVC double glazed incl external doors
- MODERN KITCHEN DINER incl Bosch APPLIANCES, UTILITY ROOM incl space/plumbing for 2 appliances
- Large HALL with built in double cupboard

**Price £325,000**



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## DESCRIPTION

This is a beautiful and spacious 1,338 sq ft three bedroom, two bathroom, detached modern bungalow, built new in 2008, having a fantastic 'A' (94) energy efficiency rating, garage workshop, extensive block paved parking, garden and patio with countryside views, all in a sought after location of the very desirable, well serviced village of Tetford, in the Lincolnshire Wolds, designated 'An Area Of Outstanding Natural Beauty' and there is NO 'upward CHAIN'.

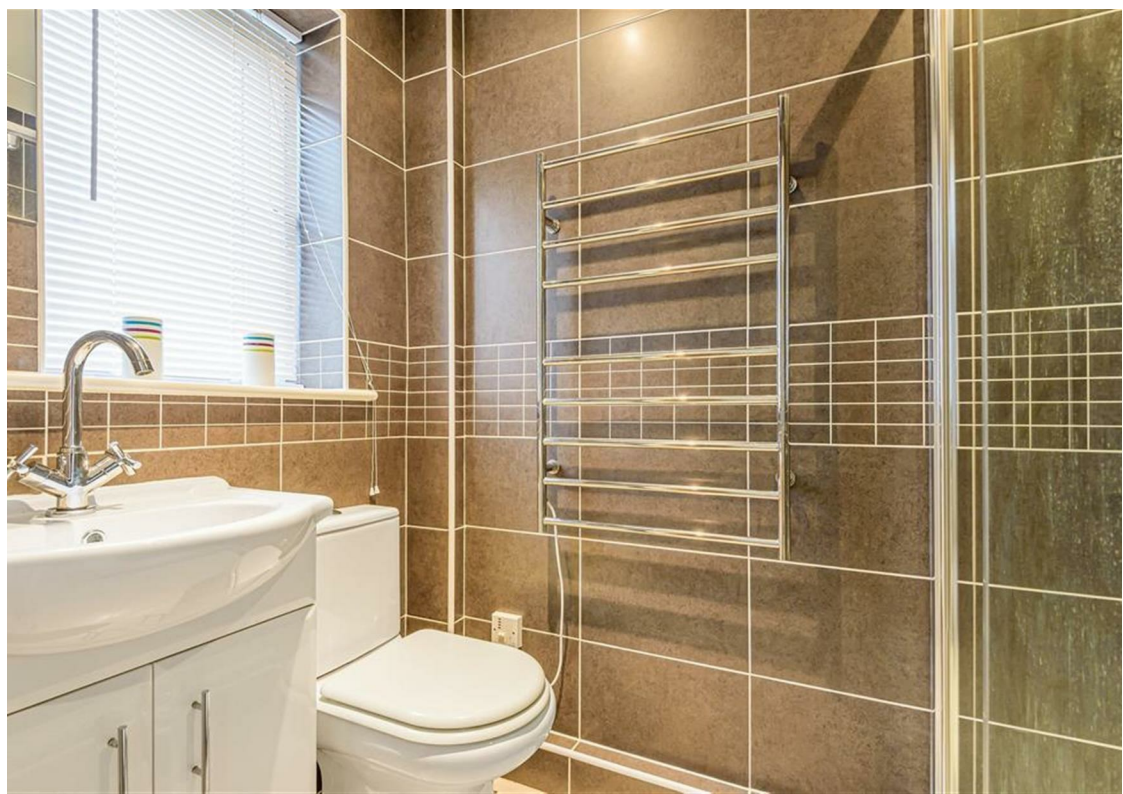
The property consists of spacious entrance hall with built in double fronted cupboard, 194 sq ft lounge with views to garden and countryside, modern fitted kitchen diner including built in Bosch appliances, utility room, modern bathroom and en-suite shower room, master bedroom and second double bedroom both with built in double wardrobes and third generous sized bedroom.

Outside is extensive block paved parking, attached garage workshop with light and power, garden and paved patio with countryside views and a large metal shed.

It also benefits from fully paid for solar panels, mains gas fired underfloor water heating, UPVC double glazed including external and French doors, fantastic 'A' (94) energy efficiency rating (see separate graph), low maintenance corbelled brickwork in lieu of soffits and fascia's, curtain rails and blinds are included and the property is offered freehold.

Tetford is a very desirable village situated within 'An Area Of Outstanding Natural Beauty' in The Lincolnshire Wolds and benefits from a doctors GP practice, public house, primary school, church, village hall and regular bus service to the historic market towns of Louth and Horncastle which is less than six miles away and whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools (school transport available from the village), swimming baths, fitness centre etc.

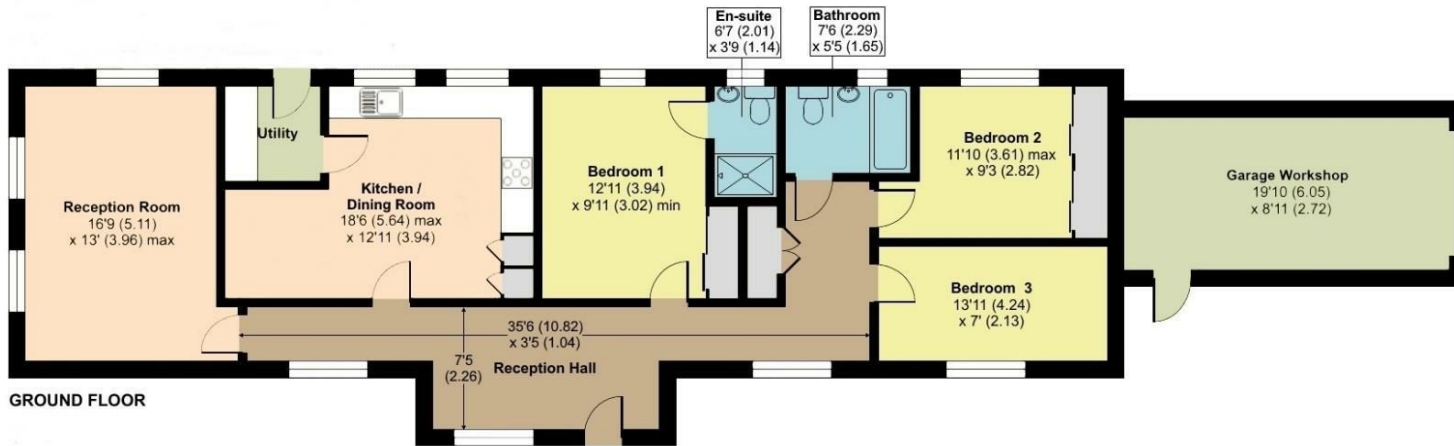




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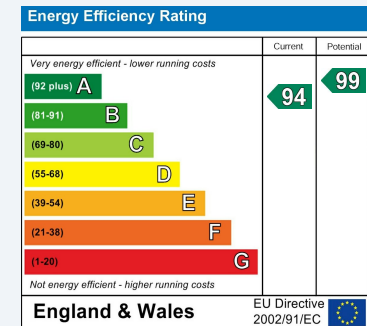
Approximate Area = 1,338 sq ft / 124 sq m (includes garage)

For identification only - Not to scale



## 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). © nchecon 2022. Produced for Hunters Property Group. REF: 806715



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