



 **NEWTON**  
**FALLOWELL**

1 Southview Gardens, South Road, Tetford – LN9 6QB  
£425,000

# 1 Southview Gardens, South Road

Tetford, Horncastle

Situated within an exclusive development of just four individual homes, this attractive detached residence enjoys a peaceful position in the highly sought-after Lincolnshire Wolds village of Tetford. Offering spacious and well-planned accommodation, the property is ideal for families or those seeking a village lifestyle with easy access to the surrounding countryside.

The well-presented accommodation comprises a welcoming entrance hall, cloakroom, elegant sitting room, comfortable lounge, a spacious dining kitchen ideal for everyday living and entertaining and a useful utility room to the ground floor. Upstairs, the generous principal bedroom benefits from an en-suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the property enjoys an attractive lawned front garden, a driveway providing ample off-road parking, and a detached double garage. To the rear is a private enclosed garden, thoughtfully designed to provide a wonderful space for relaxing and entertaining, complete with a conservatory that allows you to enjoy the garden throughout the seasons.

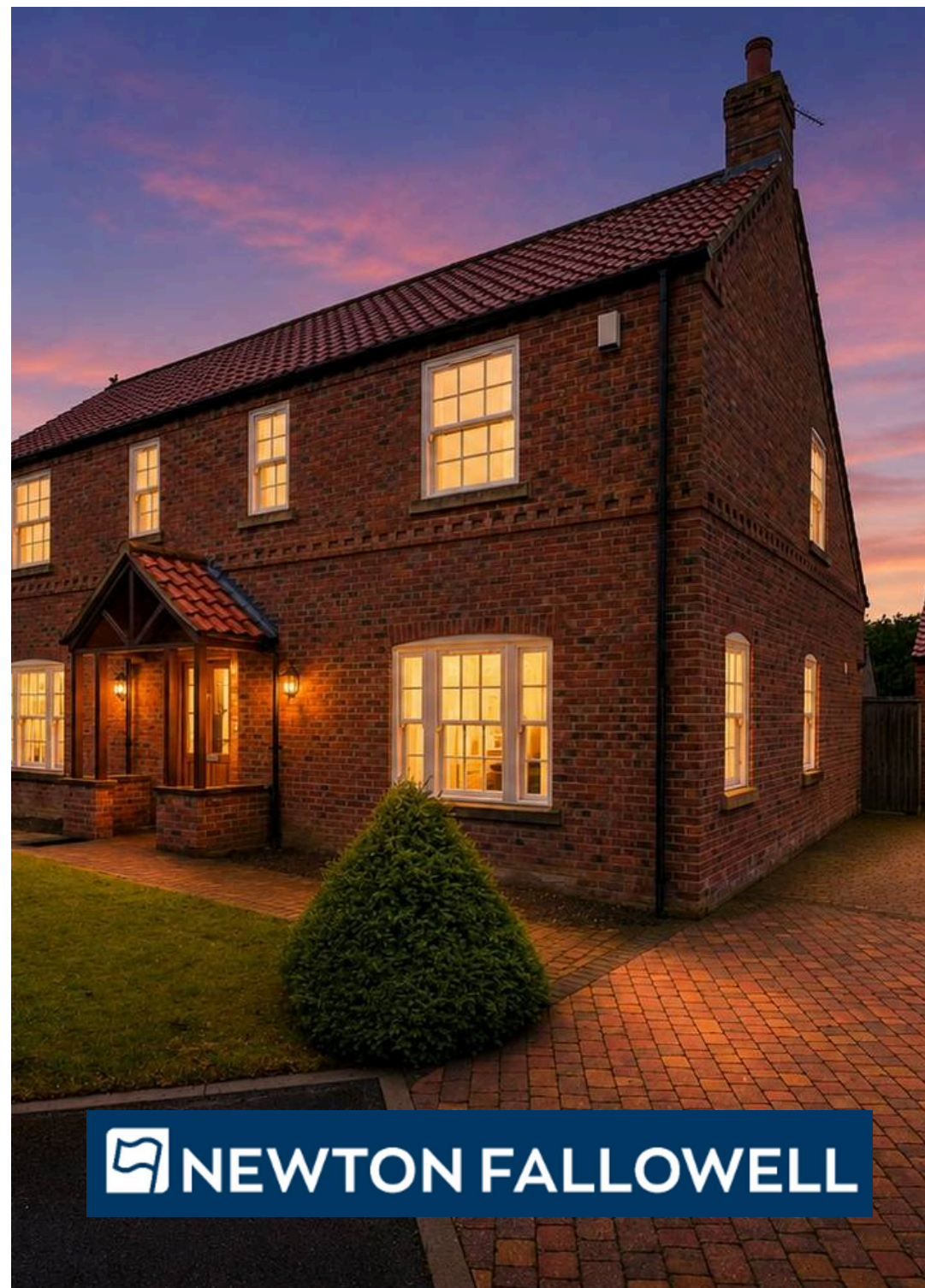
Further benefits include gas central heating, double glazing throughout and, importantly, the property is offered to the market with **no onward chain**, allowing for a smoother and potentially quicker move.

Nestled within the picturesque Lincolnshire Wolds, an Area of Outstanding Natural Beauty, Tetford is a charming village surrounded by rolling countryside and scenic walking routes. The village offers a welcoming community atmosphere, with everyday amenities available in the nearby market towns of Horncastle and Spilsby, making it an ideal location for those seeking the perfect balance of rural tranquillity and convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





#### **ACCOMMODATION**

Open porch with part glazed front entrance door through to the:

#### **ENTRANCE HALL**

Having coved ceiling, radiator, tiled floor and feature staircase rising to first floor.

#### **CLOAKROOM**

Having radiator, tiled floor, close coupled WC and hand basin.

#### **SITTING ROOM**

14' 3" x 12' 10" (4.35m x 3.90m)

Having window to front elevation, coved ceiling and radiator.

#### **LOUNGE**

19' 7" x 15' 0" (5.98m x 4.56m)

(max) Having window to front elevation, two windows to side elevation, coved ceiling, two radiators and marble fireplace with inset electric fire.





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## DINING KITCHEN

25' 5" x 11' 0" (7.74m x 3.35m)

Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap and electric hob inset to work surface, cupboards & drawers under, cupboards & stainless steel extractor over, slimline tall unit to side and further tall unit to other side housing integrated electric double oven with cupboards under & over. Further work surface with cupboards under, cupboards over and tall units to side incorporating integrated fridge & freezer.

## UTILITY

11' 4" x 5' 8" (3.45m x 1.73m)

Having window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Work surface with inset stainless steel sink & drainer, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with cupboard, drawer & space for tumble dryer under, cupboards & gas fired boiler providing for both domestic hot water & heating over.





#### **FIRST FLOOR GALLERIED LANDING**

Having two windows to front elevation, coved ceiling, radiator and access to roof space.

#### **MASTER BEDROOM**

12' 10" x 12' 7" (3.92m x 3.84m)

Having window to front elevation, coved ceiling and radiator.

#### **EN-SUITE**

8' 2" x 6' 9" (2.49m x 2.05m)

Having roof window, inset ceiling spotlights, heated towel rail, shaver point, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, bidet, close coupled WC and hand basin inset to vanity unit with range of cupboards under.



**BEDROOM TWO**

13' 1" x 11' 5" (3.98m x 3.47m)

Having window to front elevation, coved ceiling and radiator.

**BEDROOM THREE**

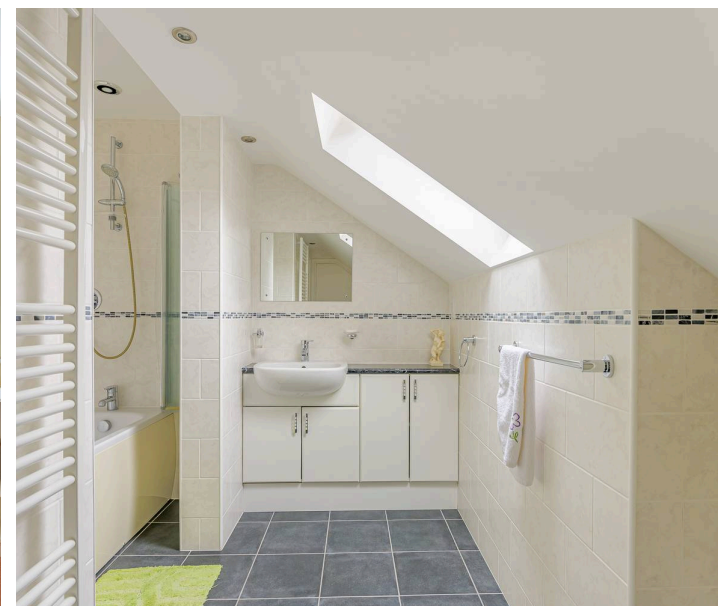
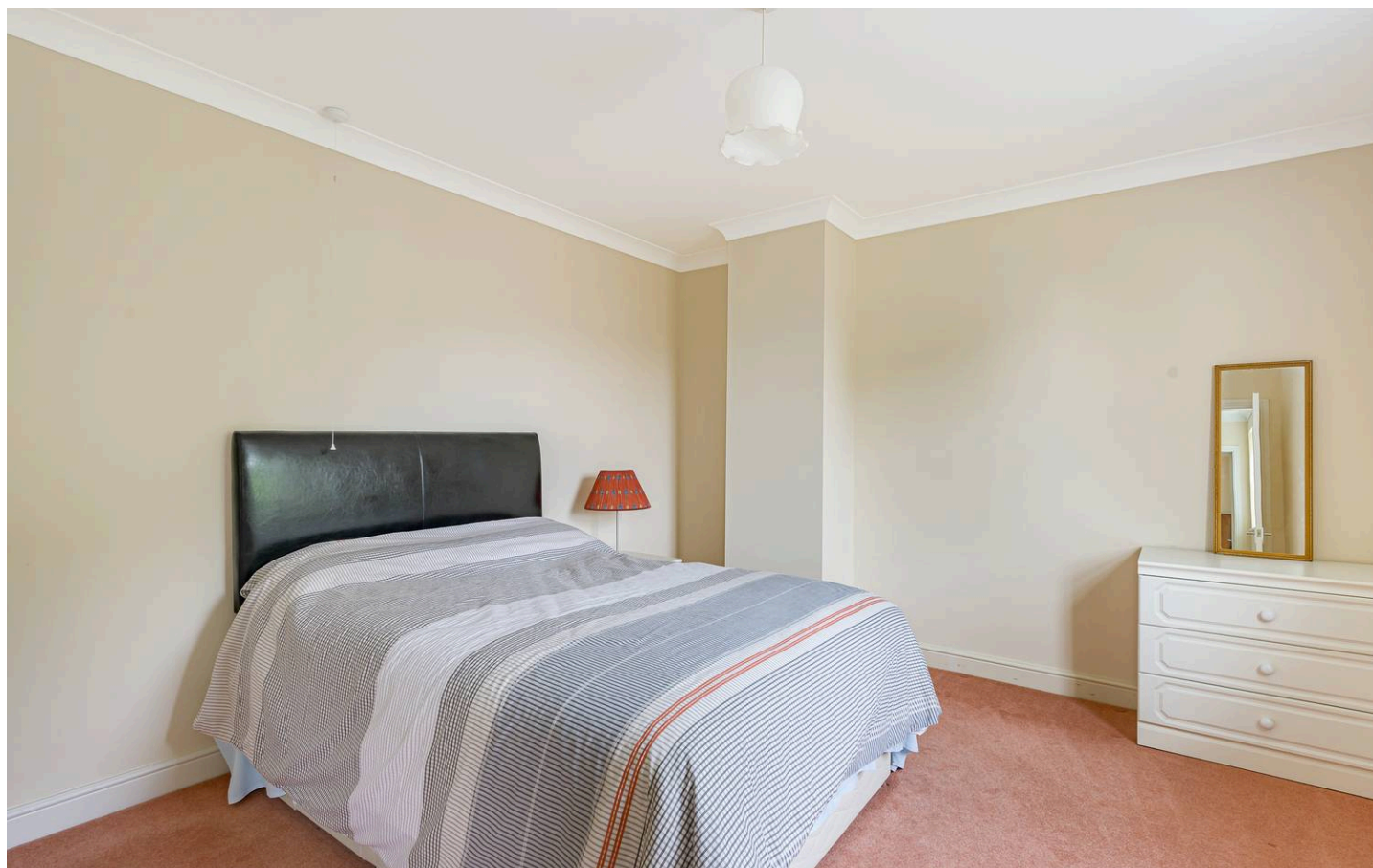
13' 1" x 10' 1" (3.98m x 3.08m)

Having window to side elevation, coved ceiling, radiator and built-in wardrobe.

**BATHROOM**

12' 2" x 8' 2" (3.70m x 2.48m)

(max) Having roof window, inset ceiling spotlights, heated towel rail, shaver point, extractor, tiled walls, tiled floor and large walk-in airing cupboard. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards under.



## EXTERIOR

To the front of the property there is a lawned garden with two specimen trees. A block paved driveway provides ample off-road parking and extends down the side of the house to the:

## DETACHED DOUBLE GARAGE

18' 3" x 17' 11" (5.57m x 5.45m)

Having twin electric doors, side service door, light and power.

## REAR GARDEN

Being enclosed and having a shaped lawn with borders, block paved footpaths & seating area.

## CONSERVATORY

15' 4" x 7' 7" (4.68m x 2.32m)

Of sealed unit double glazed uPVC frame construction with safety glass roof. Having double entrance doors and tiled floor.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.





#### LIFETIME LEGAL

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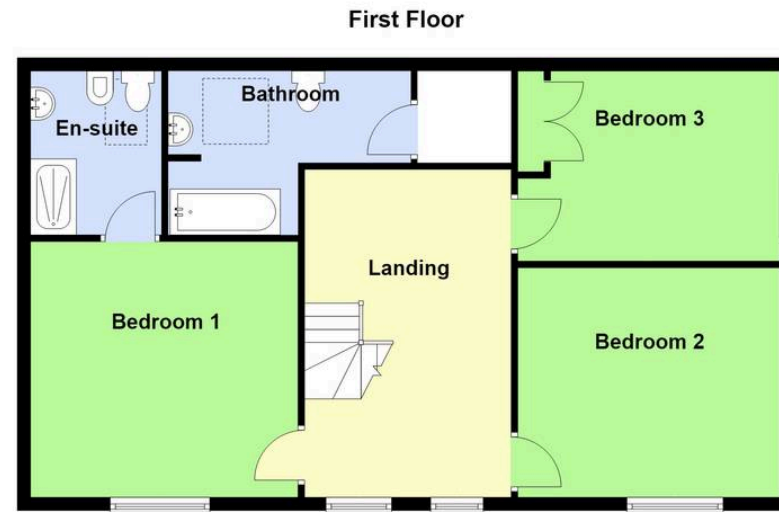
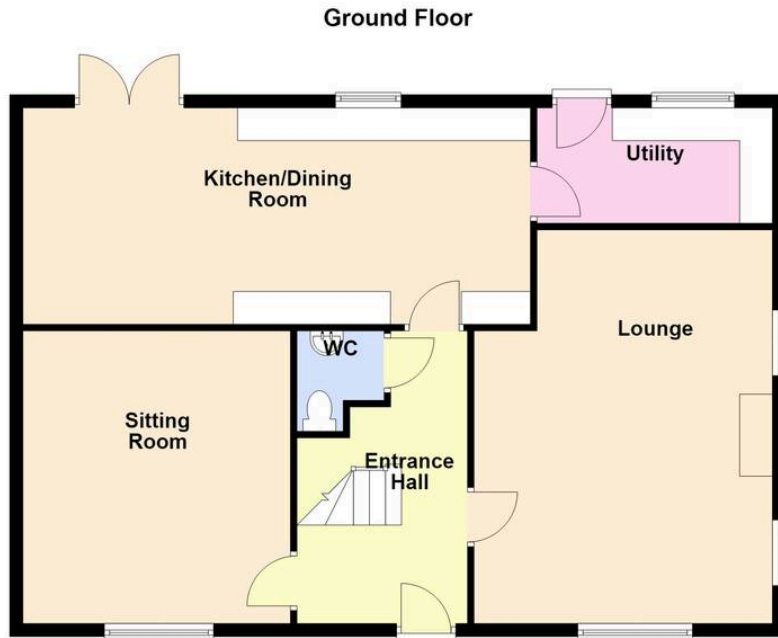
#### AGENT'S NOTES

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