

Buy. Sell. Rent. Let.

  
lovelle



North Road, Tetford



When it comes to  
property it must be

  
lovelle



£175,000



A bright, warm home surrounded by countryside, community and calm. This property features a spacious lounge, a bright kitchen-diner with patio doors opening to the enclosed rear garden, a ground-floor cloakroom, two double bedrooms and a modern bathroom. Parking for two cars is located directly to the rear.

#### Key Features

- Quiet Lincolnshire Wolds Village
- Area of Outstanding Natural Beauty
- Spacious Lounge with Neutral Décor
- Kitchen Diner With Patio Doors
- Two Double Bedrooms
- Family Bathroom & Cloakroom WC
- Enclosed Rear Garden
- Allocated Parking to Rear
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Set in Tetford, one of the most beautiful villages in the Lincolnshire Wolds, this light and neutrally decorated two-bedroom home offers a tranquil village location with the village primary school, local medical practice and miles of stunning walking routes are all just a short stroll away. As well as easy access to pubs in neighbouring villages.

The property opens through to the entrance hall providing access to the main living spaces. Off the hall there is a useful cloakroom with WC, offering convenient facilities on the ground floor.

To the front, the spacious lounge provides the main reception area. This room offers ample space for both seating and media, and includes stairs rising to the first floor, creating a clear division between living and sleeping areas.

To the rear of the house is a well-planned kitchen diner. This space is arranged to provide room for a dining table as well as fitted kitchen units and appliances. There is a built-in oven with four-ring gas hob, supported by a wall-mounted gas boiler. Plumbing is in place for both a washing machine and a dishwasher, allowing straightforward installation of appliances. Patio doors open directly from the dining area onto the rear garden, giving easy access for outdoor dining and day-to-day use.

To the first floor there are two double bedrooms, providing flexible accommodation for a couple, small family, or sharers. Both rooms are double in size, with space for bedroom furniture and storage options according to preference.

The bathroom is fitted with a panelled bath with mains shower over, wash hand basin and close-coupled WC. This provides a complete bathing and showering facility on the first floor, conveniently located close to both bedrooms.

Externally, the property benefits from a lawned rear garden and timber decked patio area, accessed via the patio doors from the kitchen diner. This outdoor area offers scope for seating, planting or a simple lawned space. There is a pedestrian gate which leads to the parking for two cars to the rear, a valuable feature in a village location and particularly useful for households with more than one vehicle.

With Horncastle and Louth within easy reach, Tetford itself is one of the most sought-after villages in the Wolds, known for its friendly community, picturesque lanes and access to some of the area's finest walking/cycling routes. The village school and green spaces create a welcoming, lived-in feel, while the surrounding countryside offers endless opportunities for outdoor exploration. Homes in this location rarely come to market, making this a wonderful opportunity to secure a property in a genuinely special part of Lincolnshire. Perfect for first-time buyers, downsizers or investors, this is an easy, low-maintenance home in a truly idyllic Wolds setting.

With its two double bedrooms, neutrally decorated accommodation, cloakroom off the entrance hall, kitchen diner with garden access, bathroom with mains shower, rear garden and rear parking, this terraced house presents a practical option for those looking to purchase a home in a Wolds village. Its layout and features make it suitable for first-time buyers or investors seeking a property in a village environment within reach of Horncastle, Louth and the wider Lincolnshire area.

## Room Measurements

### Ground Floor

Entrance Hall: 4'06" x 5'03"

Cloakroom WC: 3'02" x 5'03"

Lounge: 12'02" x 17'09"

Kitchen Diner: 17'09" x 9'09"

### First Floor

Bedroom One: 12'11" x 11'01"

Bedroom Two: 11'00" x 8'11"

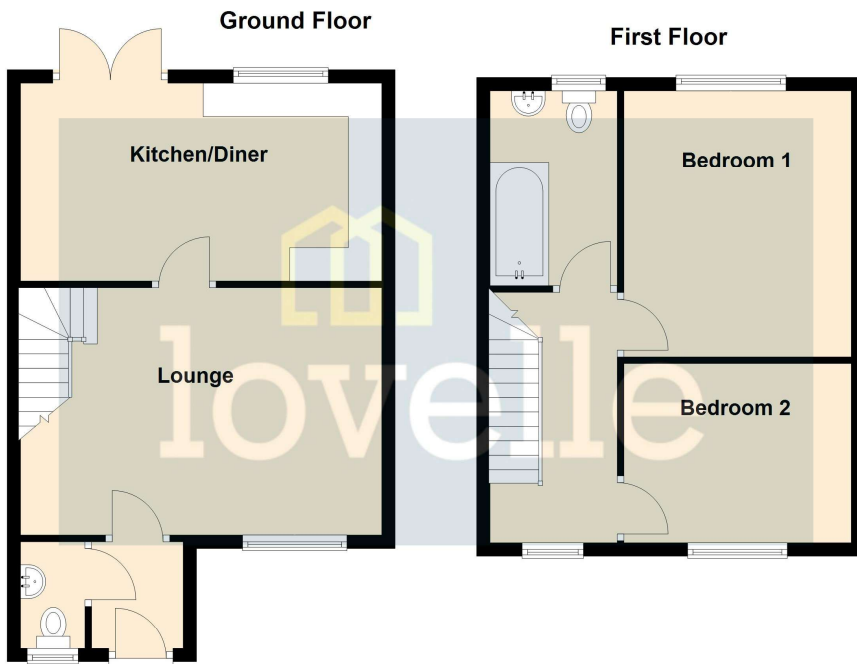
Bathroom: 6'03" x 9'07"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.

When it comes to **property**  
it must be

  
**lovelle**

01507 665399

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

