



Mill Lane, Tetford

- BEAUTIFUL and SPACIOUS 1,450 sq ft DETACHED bungalow
- FANTASTIC 'A, 94' ENERGY efficiency RATING, Built new 2008
- Countryside VIEWS from PATIO and LANDSCAPED garden
- MODERN KITCHEN DINER incl Bosch APPLIANCES, UTILITY
- Large HALL, 194 sq ft LOUNGE, UPVC CONSERVATORY

- THREE bedrooms, TWO MODERN bathrooms, TWO receptions
- SOUGHT AFTER location, V. DESIRABLE well serviced village
- GARAGE WORKSHOP, EXTENSIVE block paved PARKING
- MODERN BATH room and EN-SUITE SHOWER room
- SOLAR panels, UNDERFLOOR heating, UPVC dble glazed

Guide Price £360,000

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Mill Lane, Tetford

DESCRIPTION

This is a beautiful and spacious 1,450 sq ft three bedroom, two bathrooms, two receptions detached modern bungalow, built new in 2008, having a fantastic 'A' (94) energy efficiency rating, garage workshop, extensive block paved parking and a landscaped garden and patio with countryside views, 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, UPVC double glazed conservatory with countryside views and having light, heat and power, 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, landscaped garden and paved patio with countryside view 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, curtains, 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, bow

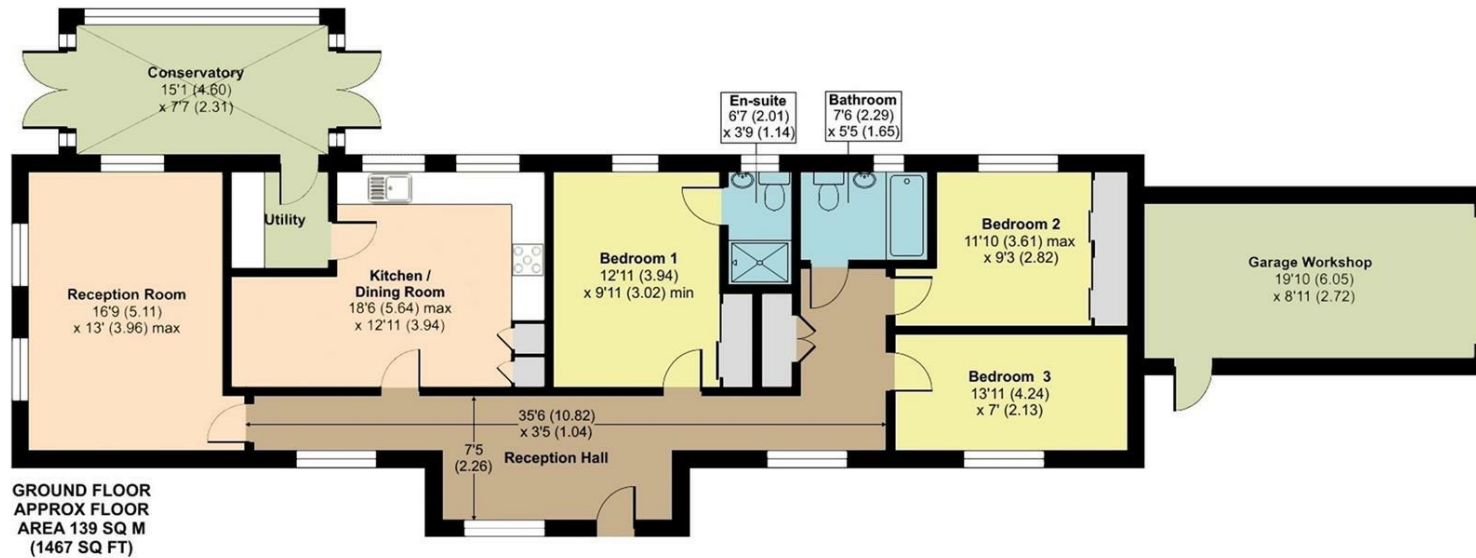




Mill Lane, Tetford, Horncastle, LN9

Approximate Area = 1497 sq ft / 139 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
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

Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

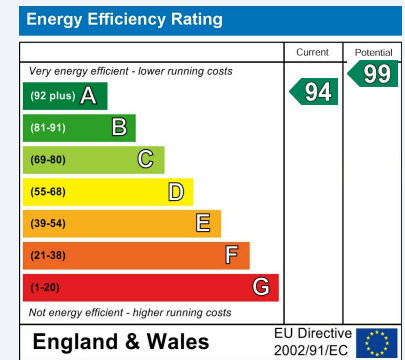
Tel: 01507 524910 Email:

horncastle@hunters.com <https://www.hunters.com>



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.

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