



East Road, Tetford, Horncastle, Lincs, LN9 6QQ

- SPACIOUS 500 sq ft, DOUBLE bedroom, DETACHED BUNGALOW including exposed timber ceiling beams and far reaching field VIEWS opposite
- VERY DESIRABLE VILLAGE including MEDICAL CENTRE, primary SCHOOL and PUB as well as mains gas supply and a regular bus service in a designated 'AREA of OUTSTANDING NATURAL BEAUTY
- GENEROUS off road PARKING for THREE cars and second SHED
- 167 sq ft dual aspect LOUNGE DINER and 142 sq ft dual aspect MASTER BEDROOM, HALL includes built in cloaks cupboard and a UPVC double glazed exterior STABLE DOOR
- MODERN BATHROOM with wall mounted SHOWER extension and glass pivot shower screen over the bath, shaver point
- *FINAL OPEN VIEWING THURSDAY 29 AUGUST 2024 AT 1:00 pm* NO 'upward CHAIN', ONLY a COUNCIL tax band 'A'
- SOUTH east FACING GARDEN including shed, EXTENSIVE rear courtyard PAVED PATIO
- DOUBLE GLAZING including UPVC, Mains GAS CENTRAL HEATING with Worcester boiler
- Fitted KITCHEN with electric oven including LCD display, 4 ring gas hob, space/plumbing for washing machine and another under counter appliance
- *FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £100,000* BIDDING OPENS SOON* FEES APPLY * Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid

By Auction £100,000



East Road, Tetford, Horncastle, Lincs, LN9 6QQ

DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £100,000* BIDDING CLOSES 30 AUGUST AT 1PM* FEES APPLY *

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FINAL OPEN VIEWING THURSDAY 29 AUGUST 2024 AT 1:00 pm

This is a spacious 500 sq ft double bedroom detached bungalow, including exposed timber ceiling beams and far reaching field views opposite, with south east facing garden including shed, extensive rear courtyard paved patio, generous off road parking for three cars and second shed, all in a designated 'Area of Outstanding Natural Beauty', the very desirable, well serviced village of Tetford (that has a beautiful countryside walks, pub, medical centre, well regarded primary school, church and regular bus service), and there is NO 'upward CHAIN'.

It also benefits from mains gas central heating with Worcester boiler, double glazing including UPVC, UPVC double glazed exterior stable door, solid wooden internal doors, and is only a council tax band 'A' currently £1389.01 gross annually.

The property consists of hall that includes built in cloaks cupboard, spacious 167 sq ft dual aspect lounge diner, fitted kitchen (with electric oven including LCD display, 4 ring gas hob, space/plumbing for washing machine and another under counter appliance), modern bathroom (with wall mounted shower extension and glass pivot shower screen over the bath, shaver point), and a 142 sq ft dual aspect master bedroom.

Situated within 'An Area Of Outstanding Natural Beauty' in The Lincolnshire Wolds, the very desirable village of Tetford has a doctors GP practice, and there is a public house, primary school, church, village hall and regular bus service to the well serviced 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, bowling green etc.

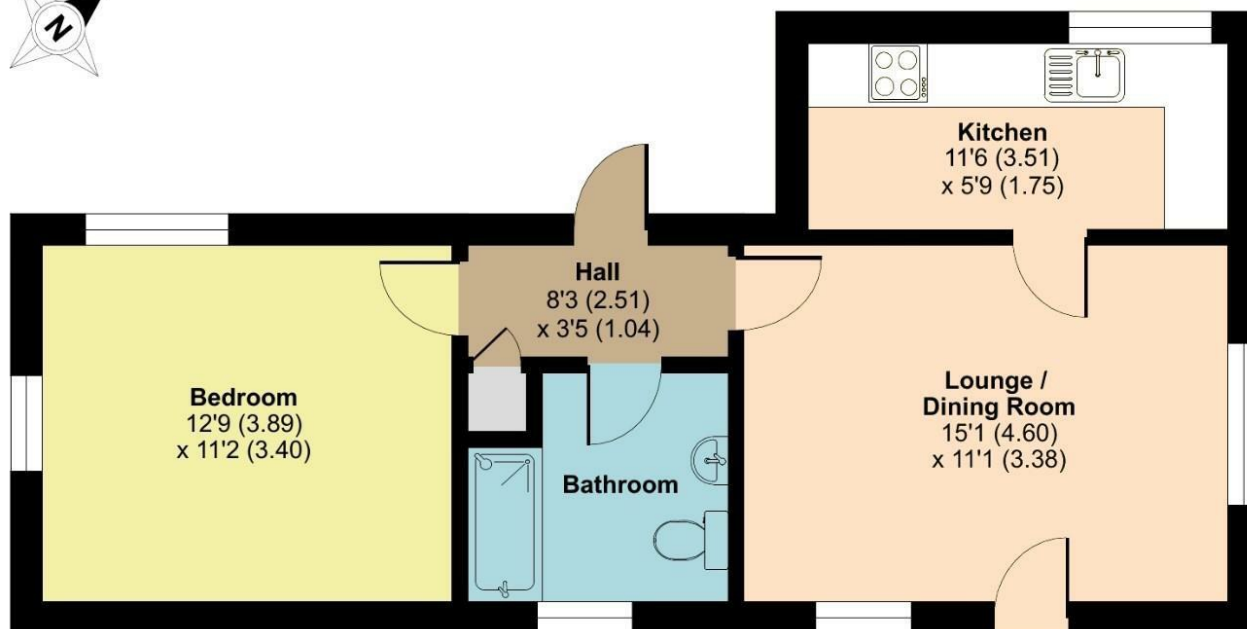




East Road, Tetford, Horncastle, LN9

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



**APPROX FLOOR
AREA 46.2 SQ M
(498 SQ FT)**



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1146069

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

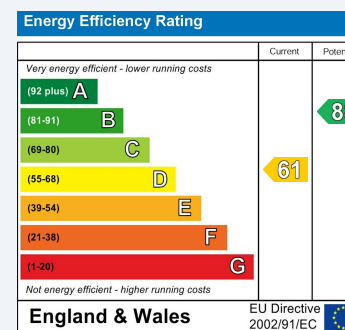
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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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