CHOICE PROPERTIES

Estate Agents

Ikhaya North Road, Horncastle, LN9 6QH

Asking Price £164,950



Choice Properties are delighted to offer for sale this spacious and well-presented two double bedroom terraced home, situated within the picturesque village of Tetford, near Horncastle. Ideally positioned to enjoy village life, the property benefits from convenient access to local amenities including a public house, primary school, church and public transport, with the market town of Horncastle offering a wider range of facilities just a short drive away. The well-proportioned accommodation briefly comprises an entrance hall, cloakroom/W.C., spacious lounge and kitchen/dining room. To the first floor, a landing provides access to two generous double bedrooms and a family bathroom. Externally, the property enjoys gardens to both the front and rear, together with the added benefit of two allocated parking spaces to the rear. Offered to the market CHAIN FREE, an internal viewing is highly recommended to fully appreciate the space and accommodation on offer.

A bright, low maintenance two bedroom home in Tetford, one of the prettiest villages in the Lincolnshire Wolds! Light, neutral and move-in ready, it’s ideal for first time buyers, and down-sizers, wanting countryside living without the upkeep. The local pub, village school, medical practice and stunning Wolds walking routes are all just a short stroll away. Offered with no onward chain for a smooth, stress free move.

Entrance Hall
Tiled floor, radiator.

Cloakroom W.C
Obscure double glazed window to front, white suite comprising low level W.C, pedestal wash hand basin with tiled splash back, tiled floor, radiator.

Lounge
17'6 x 11'11
Double glazed window to front, stairs to first floor landing, radiator.

Kitchen / Dining Room
17'7 x 9'6
Double glazed French doors to rear opening to garden, double glazed window to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, wall mounted boiler, part tiled walls, radiator.

Landing
Double glazed window to front, loft hatch, radiator.

Bedroom One
12'9 x 10'11
Double glazed window to rear, radiator.

Bedroom Two
10'10 x 8'9
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath with centre taps, shower fitted above bath, glazed shower screen door, part tiled walls, radiator.

Garden
Mainly laid to lawn, decked area, rear access, outside tap, trees and shrubs, fenced surround.

Allocated Parking
Two allocated parking space situated to the rear of the property.

Tetford
Tetford is a charming and picturesque village nestled on the edge of the Lincolnshire Wolds, approximately five miles from the historic market town of Horncastle. Surrounded by beautiful rolling countryside and scenic walking routes, the village offers a peaceful rural lifestyle with a welcoming community atmosphere. Ideally positioned for exploring the Lincolnshire Wolds, whilst still providing convenient access to nearby market towns, local amenities and the Lincolnshire coast. Tetford also benefits from a range of local amenities, including a village primary school, doctor's surgery and the popular White Hart Inn. The village is particularly appealing to those seeking a quieter countryside setting while remaining within easy reach of everyday facilities.

Tenure
Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







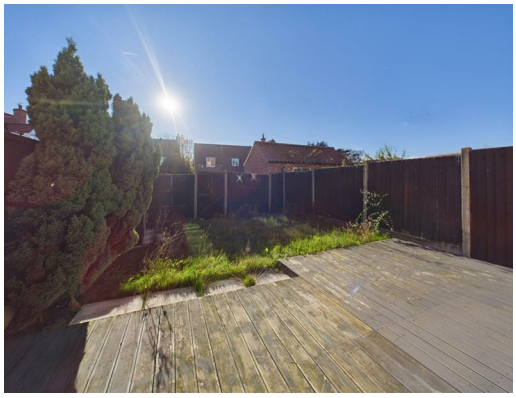








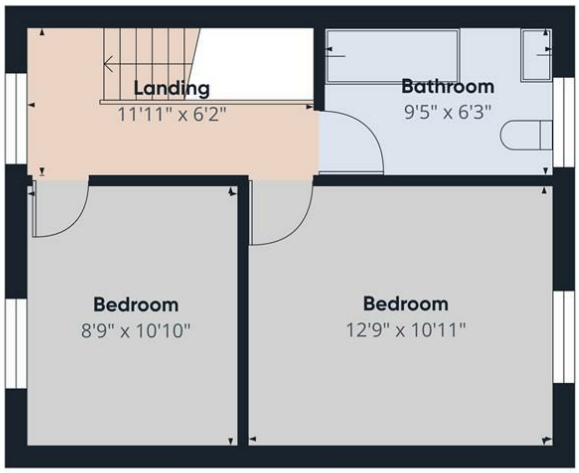






Floor 0



Floor 1



Approximate total area(1)

771 ft²

Reduced headroom

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of LN9 6QH to locate the property.

