

Dovecote House, Dovecote Lane

Tetford, Horncastle, Lincolnshire, LN9 6QD

BELL









Dovecote House is an extremely well-presented family home, located to a private end-of-road position with versatile spaces throughout and surrounded by beautiful gardens. Served by a double garage and with ample driveway parking for multiple vehicles, this four-bedroom property extends across over 2200 sq ft (excluding garage) and is enhanced with solar panels, inverter, battery storage and EV charging point.

Accommodation includes a generous, front (South) facing lounge, dining room, breakfast kitchen with adjacent utility, office/store and cloakroom to the ground floor. Above are four bedrooms: two boasting en suite shower rooms, alongside a family bathroom. Externally, the property benefits from a Summerhouse and store.

The property is situated in the sought after village of Tetford, within the gently rolling hills of the Lincolnshire Wolds – a designated National Landscape. The village is home to a doctor's surgery and primary school, within walking distance, while the market town of Horncastle with a full range of services, amenities and educational facilities, is six miles away.

ACCOMMODATION

Hallway
With double glazed window to rear, lights to ceiling, small window to front. Wood flooring, radiators, multiple power points. Carpeted staircase with wood spindles and balustrade. Wood doors to a small office / store with window; cloak store, W/C and ground floor accommodation .

Living Room
Having double glazed sash windows to bay to front, French doors to rear, lights to ceiling and walls. Stone fireplace with Jetmaster fire; radiators, carpet, multiple power points.







Dining Room
With double glazed sash bay windows to front, light/ to ceiling and walls. Built in dresser style cabinet with glass shelving, lights over and storage units beneath. Stone fireplace, radiators, multiple power points, carpet.

Breakfast Kitchen
Having double glazed sash windows to rear, French doors to side. Spot lights to ceiling plus over-counter lights. Excellent range of kitchen units to base and wall levels, including glazed shelves, plus full height cupboard and central island. 1 1/2 leisure sink and drainer to bevel edge worktop. Neff oven and grill, hob beneath extractor, integrated dishwasher and fridge freezer; space and connections for American style fridge-freezer. Tiled flooring, radiator, multiple power points. Wood door to utility.

Utility
Having double glazed sash windows to rear, patio door to side. Light to ceiling. Cupboard housing gas fired boiler; space and connections for washing machine and dryer. Radiator, tiled flooring.

Landing
Having lights to ceiling, wood gallery. Carpeted. Radiator, multiple power points. Wood doors to airing cupboard, bathroom and bedroom.

Bedroom 1
With wood double glazed windows to side and rear, lights to ceiling. Carpet, radiator, multiple power points. Wood door to walk in wardrobe, wood door to En Suite Shower Room.

En Suite (Bedroom 1)
Having light to ceiling, low level W/C, pedestal sink, heated towel rail, shower cubicle. Tiled flooring.

Bedroom 3
With wood double glazed window to front, lights to ceiling. Carpet, radiator, multiple power points and large built in wardrobe.

Bedroom 2
With wooden double glazed window to front, lights to ceiling. Carpet, radiator, multiple power points and large built in wardrobe.



En Suite (Bedroom 2)
With wood double glazed obscured window to side, light to ceiling. Low level W/C, pedestal sink, heated towel rail, shower cubicle, tiled flooring.

Office / Bedroom 4
With wood double glazed windows to front, lights to ceiling. Carpet, radiator, multiple power points.

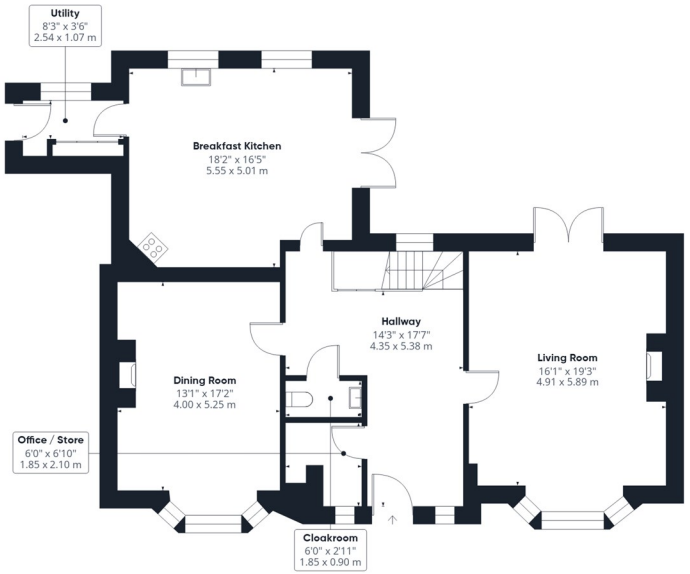
Bathroom
Having wood double glazed window to rear, lights to ceiling. Low level W/C, bidet, pedestal sink, corner shower cubicle to tiled surround. Bath with shower attachment. Heated towel rail, tiled flooring, radiator.



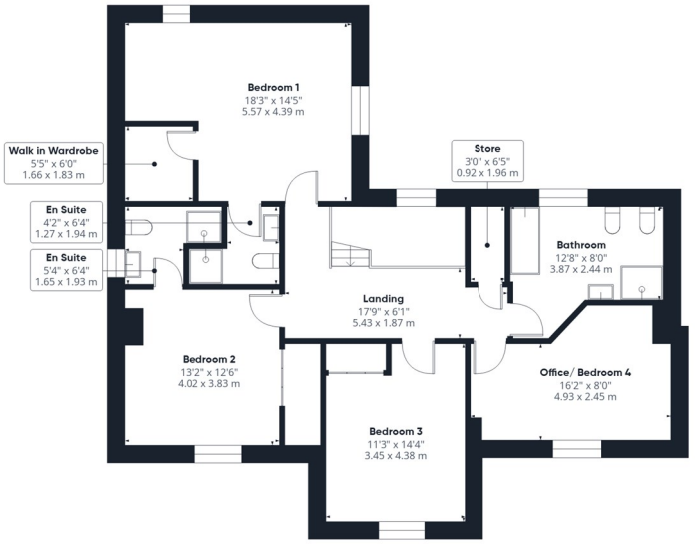




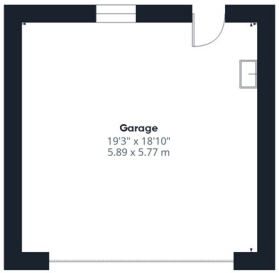




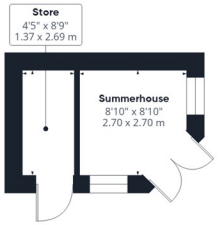
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

BELL

Approximate total area(1)

2745 ft²

255 m²

(1) Excluding balconies and terraces

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

GIRAFFE360









Outside

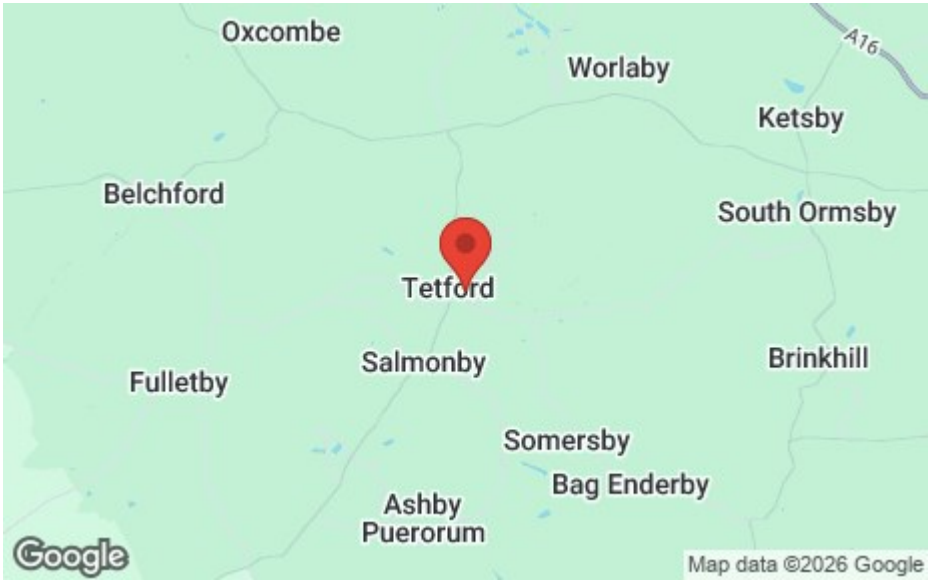
The property is approached up a brick paved driveway, leading through vehicle gates to parking space for multiple vehicles standing before the large, double garage. The front garden is laid to lawn with mature trees and flower beds, including a busy apple tree; brick paved paths crossing in front of the storm porch. Gates lead down each side to access the rear garden, ensuring a child and pet friendly, secure space, which is further contained by Lincolnshire fencing and hedges at rear.

The rear garden is predominately laid to lawn, with a large, paved patio seating area leading off the lounge and kitchen; and further seating space located behind the garage, laid alongside slate chipped beds. Mature flowers, shrubs and successful fruit trees colour the outside space, which is complete with box planters housing vegetables and fruits, and a corner Summerhouse and Store.

Garage

With electric up and over door, wood double glazed window and door to rear. Lights to ceiling, EV charger, concrete flooring.





COUNCIL TAX: – Tax band: F

ENERGY PERFORMANCE RATING;

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.