



# Castcliffe Lodge

Tetford

**M A S O N S**

SINCE 1850

# Castcliffe Lodge

Salmonby Road, Tetford, LN9 6PY



A superb opportunity to acquire this four-bedroom detached bungalow, ideally positioned in the highly desirable Wolds village of Tetford, within walking distance of local amenities.

The property is presented in excellent condition and comprises an entrance hall with conservatory to the front, a superb kitchen diner with separate utility room, dining room, lounge, four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, and a family bathroom. The bungalow sits within mature private grounds, featuring a driveway, front garden, and a delightful, private rear garden with established planting and patio areas.

The property benefits from predominantly double-glazed windows and doors, a gas-fired central heating system, fibre broadband connectivity, and has been recently redecorated.

Detached Four Bedroom Bungalow

Highly Desirable Village Location

Situated in the Lincolnshire Wolds

Spacious Kitchen Diner & Utility Room

Principal Bedroom with En-Suite

Private Mature Gardens

Ample Off-Road Parking & Outbuildings

No Forward Chain

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A sliding entrance door opens into the conservatory, featuring a fully glazed front aspect and polycarbonate roof, creating an ideal space to relax or use as an additional reception room. The hallway is bright and airy, with four-panel doors leading to the principal rooms.

The lounge is positioned to the rear and is generously sized, featuring sliding patio doors opening onto the rear garden and a further side window. A feature fireplace with timber surround and tiled hearth provides an attractive focal point.

The breakfast kitchen is located to the rear and is a superb open-plan space benefiting from two skylights, patio doors, and an additional window. It offers an extensive range of gloss white fitted units with solid timber worktops, a twin Belfast-style sink, tiled splashbacks, a freestanding AEG electric cooker with extractor hood above, and tile-effect flooring.







Adjacent to the kitchen is the utility room, housing the Glow-worm gas boiler, with space and plumbing for white goods, tiled flooring, fitted base units, and an external access door to the front.

The dining room is centrally positioned with sliding patio doors to the rear garden, ample space for a large dining table, and a connecting door back to the hallway.

The principal bedroom is situated on the right-hand side and is a generous double room with built-in wardrobes, a front-facing window, and access to the en-suite shower room. The en-suite comprises a WC, wash basin, frosted side window, large shower cubicle with thermostatic mixer shower, attractive tiling to wet areas, and tile-effect flooring.



Bedroom two is a generous double with a front-facing window and built-in wardrobes, while bedroom three is another well-sized room with a side-facing window and built-in wardrobes. Bedroom four is a generous single bedroom or ideal study, with a front-facing window.

The family bathroom is a smart four-piece suite comprising a shower cubicle with electric shower, roll-top bath, wash basin, and WC. It features half-height wall tiling, tiled flooring, frosted rear windows, a chrome heated towel rail, and a large cupboard housing the hot water cylinder with shelving for laundry storage.







### Outside

The property occupies a generous plot with a gated driveway providing extensive parking for multiple vehicles and a turning area. The front garden is enclosed by a wall and features mature planting, lawned areas, established borders, shrubs, and trees. There is also a pedestrian gate on the right-hand boundary.

### Rear Garden

The rear garden is a delightful and private space with high-level boundaries, mature shrubs, trees, and fruit trees throughout. It is predominantly laid to lawn and features a large patio adjoining the rear of the property, with steps leading down to the garden.

To one side are two outbuildings, including a timber garden shed and timber potting shed.

There is also an external store attached to the rear of the bungalow, with a secure door and power connected.



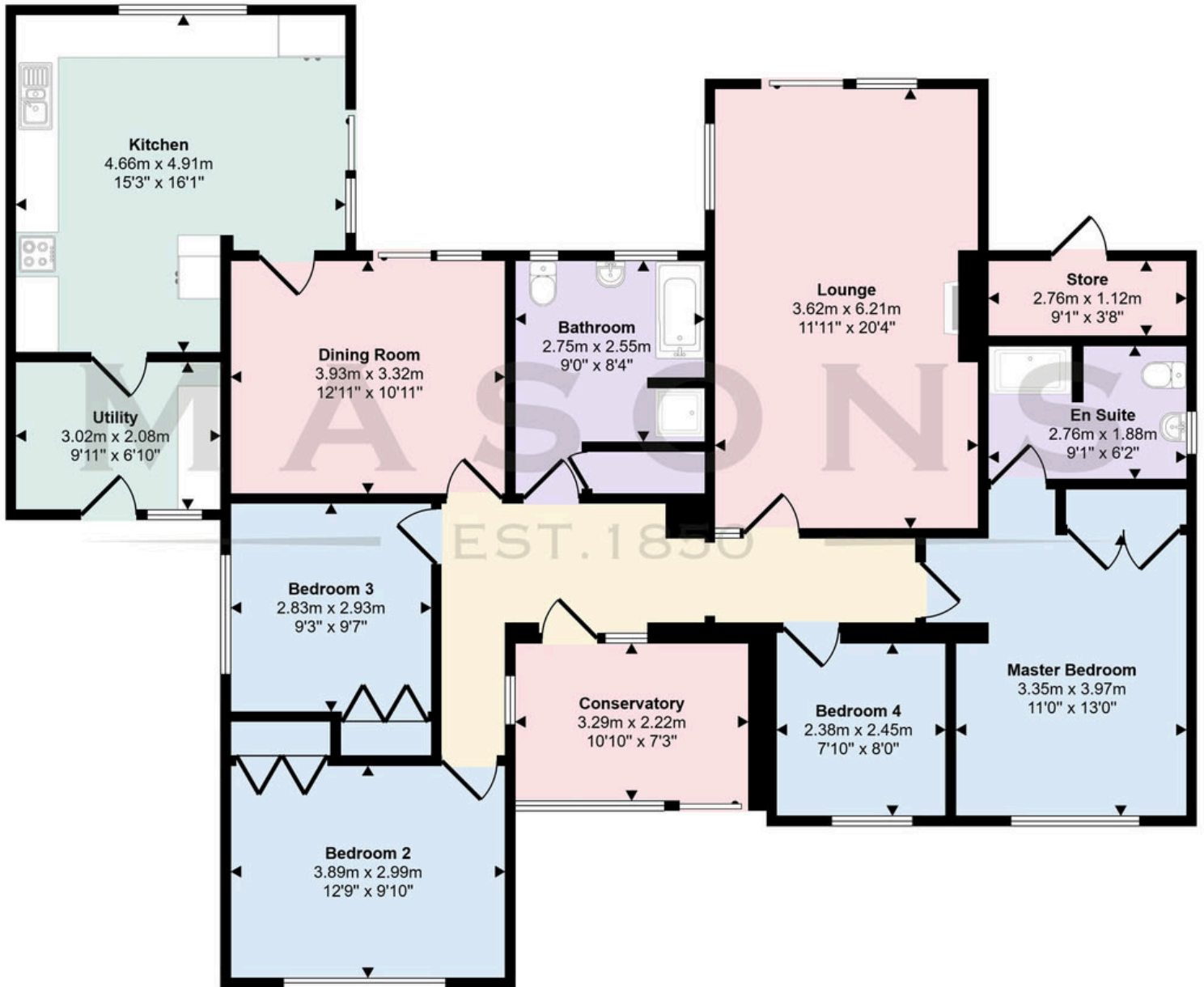








Approx Gross Internal Area  
152 sq m / 1639 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

# Tetford

A peaceful retreat

The charming village of Tetford lies in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. It lies approximately 6.5 miles and 9 miles from the market towns of Horncastle and Louth respectively. The village itself has a popular primary school currently rated 'Good' by Ofsted, The White Hart Inn pub and a doctors surgery. Horncastle has a variety of amenities and well known for Antique centres including shops, leisure activities and a choice of schools, notably the well-respected Queen Elizabeth's Grammar School and Banovallum School. Louth has many businesses and family run shops providing a large variety of products and services, including a weekly farmers market and thrice weekly market stalls. The East coast with its beaches and holiday attractions is approximately 16 miles away.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds and one of Britain's finest market towns, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///drama.overused.fastening

### Directions

Upon entering the village from the north, at the right bend ignore the left turn and continue for some distance, past the doctor's surgery on the left and then at the bollards turn right onto Salmonby Road. The property will be found after a short distance on the left side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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