



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Burton Lane, Billingham**

Sleaford, NG34 0QR

**£215,000**

## SUMMARY

- New Air Source Heat Pump & Solar Panels Fitted
- Three Bedroom Semi Detached Cottage With Loft Room
- South Facing Rear Garden & Outbuildings
- Off Road Parking For Two Cars
- Kitchen Dining Room
- Living Room
- Bathroom, WC & Utility
- Close To Local Amenities

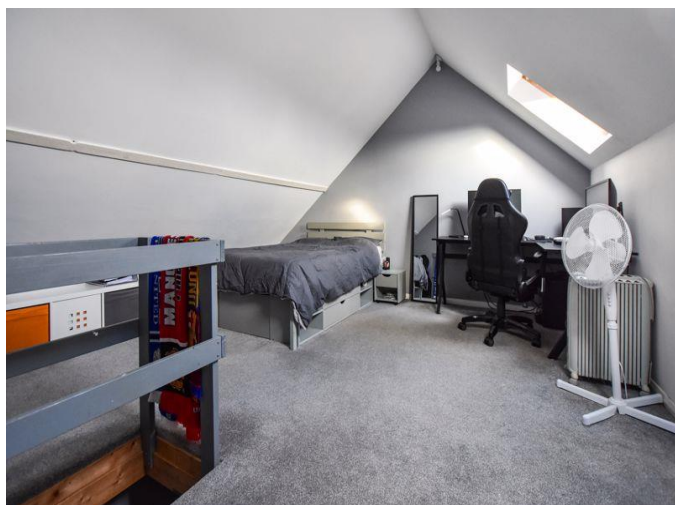
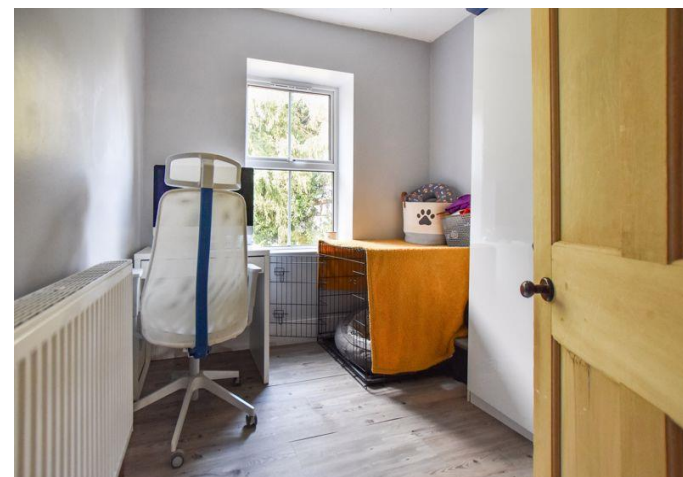




Three bedroom semi detached victorian cottage circa 1875 - 1900, set down a quiet lane and within walking distance to local amenities. The property comprises; WC, Bathroom, Utility, Kitchen Dining Room, Living Room with log burner, Three well proportioned bedrooms, Loft Room, Outbuildings, Off Road Parking for two cars and South Facing Rear Garden with two apple trees.

**AGENTS NOTES:** The property has undergone large amounts of work under the "Eco4 Grant" to help energy performance. This includes; New air source heat pump, hot water tank, all new radiators, two extraction fans, trickle vents in the windows, solar panels on the south facing side of the property, external wall insulation and new regulation loft insulation.

Billingborough is a lovely village in Lincolnshire, offering a selection of amenities for its residents. The village has a local primary school, making it family-friendly. There is a convenience store and a few independent shops, while larger supermarkets and retail options can be found in nearby towns such as Bourne, Sleaford & Grantham. The village has a pub, which serves as a social hub, and there are some local parks, green spaces and tennis courts for recreation. Public transport is available with bus links connecting Billingborough to towns in the area.





Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **A**

Local Authority: **SKDC**

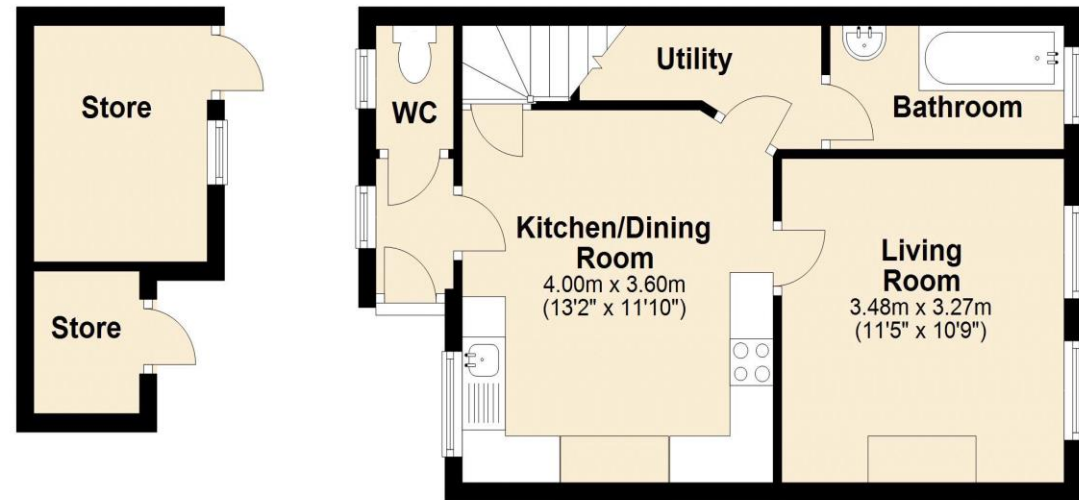
Services: **Air Source Heat Pump & Solar Panels**

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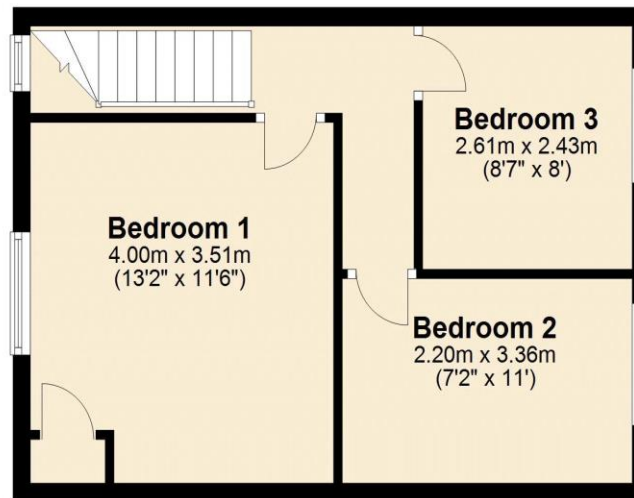
## Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



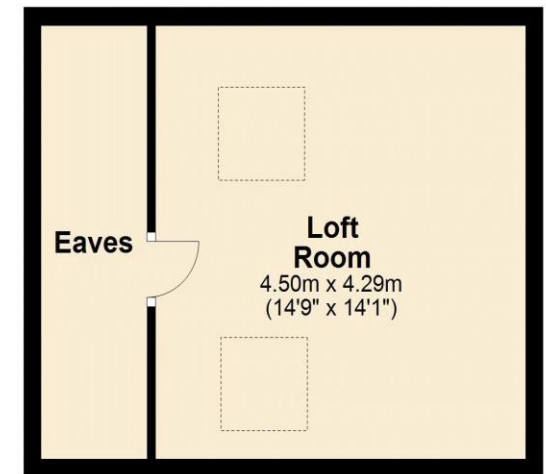
## First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



## Second Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

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