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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



The Bungalow, Billingborough Road, Sleaford, Horbling, Lincolnshire, NG34

**£450,000 Freehold**

- Detached Bungalow
- Kitchen/Diner
- Large Plot
- Three Double Bedrooms
- Timber Stable Block

EQUASTRIAN FACALITIES.

This bungalow really should be viewed at the earliest opportunity to appreciate the amazing outside space that it has to offer. it really is a unique opportunity to purchase a fully equipped equestrian centre located in

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### **Accommodation**

Part glazed door at side of bungalow leading to Utility Room.

#### **Utility Room**

6' 3" x 14' 10" max (1.91m x 4.52m) Fitted wall mounted and floor standing cupboards with wooden effect worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine, space for freezer, floor standing oil central heating boiler, vinyl flooring, deep built in storage cupboard, access to roof storage space, inset ceiling spotlights.

#### **Kitchen/Diner**

15' 6" x 11' 10" (4.72m x 3.61m) Fitted wall mounted and floor standing fitted cupboards, three drawers, complimentary splash back tiling, wooden effect fitted worktops, inset one and a quarter bowl porcelain sink and drainer with mixer taps, integrated dish washer, four ring





ceramic hob, double electric oven, integrated fridge/freezer, open through to Conservatory.

#### **Conservatory**

9' 7" x 11' 5" (2.92m x 3.48m) uPVC lower panels with uPVC glazed panels over, polycarbonate domed roof with glass skylights, wooden effect vinyl flooring, French doors to outside decked patio area.

#### **Inner Hallway**

In L-Shape, Built in storage cupboards, vertical radiator, laminate flooring, inset ceiling spot lights.

#### **Shower Room**

Double width shower with glass screen and aqua splash boards, low level WC with concealed flush, pedestal wash hand basin, vinyl flooring, heated ladder towel rail.

#### **Cloak Room**

Low level WC with concealed flush, wash hand basin, aqua splash boards, chrome heated ladder towel rail, vinyl flooring.

#### **Lounge**

14' 11" x 13' 11" (4.55m x 4.24m) Open fire place with log burnings stove, timber surround brick back plate and hearth, laminate flooring, part glazed door opening to front garden.

#### **Bedroom 1**

13' 2" x 9' 9" (4.01m x 2.97m) Radiator, TV point, window to front and side.

#### **Bedroom 2**

10' 2" x 10' 7" (3.10m x 3.23m) Radiator, window to front.

#### **Bedroom 3**

10' 3" x 10' 1" (3.12m x 3.07m) Radiator, window to rear.

#### **Garden**

The front of this bungalow benefits from a wooden picket and rail fence to one side making it very secure for younger children. It is mostly laid to a large lawn with several mature trees and shrubs. A driveway running along the side of the bungalow gains access to the driveway rear garden and paddock block. The rear garden benefits from a large raised decked patio enjoying lovely views overlooking the village and the River Ousemere Lode, the remainder benefits from further decking and space for a hot tub. Included in the sale is a timber shed, and two greenhouses. There is also a fairly new oil tank. At the end of the driveway which is shared with the neighbouring house there is a farm gate gaining access to a large paddock of approximately 2 acres, a separate ménage and a stable block with power and water connected. This is a unique opportunity for anyone with horses or any other agricultural use. There is even a business opportunity to rent out the paddock etc for approximately £150/£200 per week. At the end of the stable block there is a large timber workshop 23'5" x 11'10" and at the end of the workshop there is a carport of 15'8" x 11'6"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** D

#### LOCAL AUTHORITIES

South Kesteven District Council 01476 406080  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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#### Ref: S-3746811

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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#### CONTACT