

***FOLKINGHAM ROAD,
BILLINGBOROUGH, NG34 0NT***



£330,000

With the advantage of No Chain, an Extended and Much Improved Individual Three/Four Bedroom Detached House located in this non estate setting on the fringe of the village and with views to the rear. The good sized and versatile accommodation benefits from Double Glazing and Oil Central Heating and has more than Ample Parking to the front, together with a 23'4 Garage with a roller door and further 22'5 x 15'2 Garage behind. The full accommodating comprises 24'1 Dining Kitchen, Lounge, Office/Bedroom 4, 12'6 Utility Room, Ground Floor Shower Room, Three Good Sized Bedrooms, all with built-in wardrobes, and Family Bathroom. The garden is enclosed to the rear and provides views over open farmland. To appreciate the size of accommodation available, early viewing is highly recommended.

Location:

Billingham is a popular village conveniently situated for Sleaford and Bourne. There are amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store and Public Houses.

Directions:

Travelling from Sleaford on the Mareham Lane, at the A52 junction head straight across the road and at the next crossroads, turn left towards Billingham. Continue into the village and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Dining Kitchen: 7.34m (24'1") x 2.44m (8'0") with further Dining Area: 3.58m (11'9") x 1.88m (6'2")

Having a range of wall and base units, fitted worktop and breakfast bar, 1½ bowl single drainer enamel sink with monobloc tap, five ring electric hob, cooker hood, two eye level double ovens, dishwasher and plumbing for washing machine. Double opening doors provide access to the Lounge.

Lounge: 5.51m (18'1") x 3.58m (11'9")

Having stove, radiator and French doors to the rear garden. A further glazed door provides access to the:

Study/Bedroom 4: 3.84m (12'7") x 3.17m (10'5")

Having radiator and door to garage.

Utility Room: 3.81m (12'6") x 2.36m (7'9")

Having a range of wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap and plumbing for washing machine.

Shower Room:

Being fully tiled and having corner shower cubicle with mains fed shower, vanity hand washbasin with mixer tap, low level w.c, and chrome towel radiator.

A door from the hall provides access to the Inner Hall with stairs to the First Floor Landing having **Walk In Box Room 1.63m (5'4") x 1.63m (5'4")**

Bedroom 1: 3.96m (13'0") narrowing to 3.58m (11'9") x 3.89m (12'9")

Having two windows radiator and built-in wardrobe with three sliding doors.

Bedroom 2: 3.58m (11'9") x 3.58m (11'9")

Having radiator and two built-in wardrobes.

Bedroom 3: 3.84m (12'7") x 2.44m (8'0")

Having radiator and double and single wardrobes.

Family Bathroom: 3.15m (10'4") x 2.31m (7'7") max

Having a range of built-in storage cupboards with integrated w.c and vanity hand washbasin with mixer tap, bath with mixer tap, separate shower with mains fed unit, tiled splashbacks and radiator.



Dining Kitchen



Further Aspect



Further Aspect



Lounge

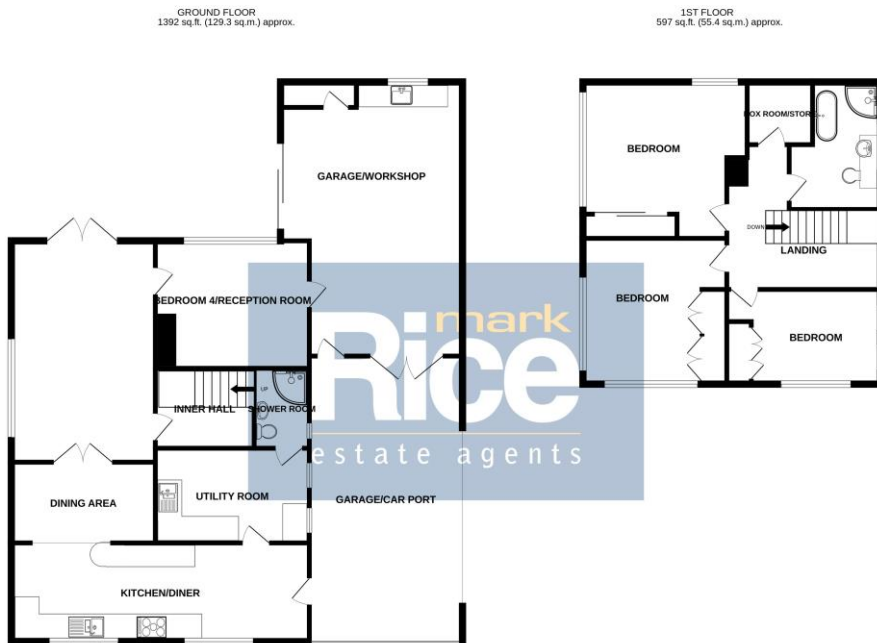


Utility Room

Outside:

A double opening five bar gate provides access to the gravelled drive to the front providing **Parking** for a number of vehicles and approaches the attached **Garage/Car Port 7.11m (23'4") x 3.71m (12'2")** having electric roller door and light and power points. A personal door and further double doors provide access to the **Second Garage 6.83m (22'5") x 4.62m (15'2")** narrowing to **3.76m (12'4")**, having light and power points, sink unit and patio doors to the rear garden. The **Rear Garden** enjoys views over open farmland and is laid to lawn with a patio and a garden shed is included.

Council Tax Band D



TOTAL FLOOR AREA: 1988 sq.ft. (184.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shower Room



Bedroom 1



Bedroom 2



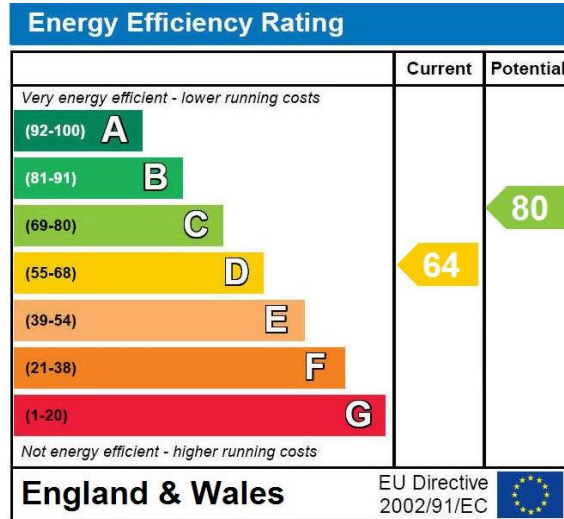
Bedroom 3



Bathroom



Garden



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 23/04/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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