

***HIGH STREET,  
BILLINGBOROUGH, NG34 0QD***



***£275,000***

***Located close to the centre of the village and offered to the market with No Forward Chain, is this spacious Three Bedroom Detached Family Home with an Enclosed West Facing Rear Garden. The property has been extended to now provide living space of approximately 1400 sq ft which benefits from Double Glazing and LPG Gas Central Heating. The full accommodation comprises Entrance Hall, Ground Floor Shower Room, Lounge, Study, Dining Area, Family Room, Kitchen, Two Double Bedrooms, One Single Bedroom, En-Suite and Family Bathroom. Outside there is a small low maintenance garden area which is West facing, fully enclosed and not overlooked. All the facilities that Billingborough has to offer are within walking distance of the property and therefore, due to its location and spacious accommodation on offer, viewing of this property is 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 out of Sleaford on the Mareham Lane, proceed to the crossroads and turn left on to the A52. Take the next turning on the right into Mill Lane towards Horbling and at the 'T' junction, turn right into the village and continue on towards Billingham. Proceed past the Co-Op and the property is located on the right hand side as indicated by our 'For Sale' board.*

*A timber door provides access to the entrance Hall having tiled floor, radiator and small store cupboard.*

**Shower Room: 2.06m (6'9") x 1.75m (5'9")**

*Having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with electric shower, chrome towel radiator, tiled floor, tiled splashbacks and extractor fan.*

**Lounge: 3.99m (13'1") x 3.68m (12'1")**

*Having electric fire with surround, coved ceiling and radiator*

**Study: 3.58m (11'9") x 2.49m (8'2")**

*Having tiled floor, French doors to rear garden and radiator.*

**Family Room: 3.99m (13'1") x 3.68m (12'1")**

*Having electric fire with surround, coved ceiling and radiator.*

**Dining Area: 5.23m (17'2") x 2.34m (7'8")**

*Having smoke alarm, radiator and an arch providing access to the:*

**Kitchen: 3.96m (13'0") x 2.97m (9'9") max**

*Having a range of matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, free standing electric Range cooker with stainless steel cooker hood over, space and plumbing for washing machine, integrated dishwasher, concealed LPG gas central heating boiler (gas provided by bottles), ceiling downlighters, two radiators and sided door providing access to the rear garden.*

*Stairs from the Dining Area provide access to the First Floor Landing having smoke alarm and radiator*

**Bedroom 1: 3.96m (13'0") x 3.71m (12'2")**

*Having original feature fireplace, loft access, coved ceiling and radiator.*

**En-Suite: 3.58m (11'9") x 2.49m (8'2")**

*Having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with electric shower, tiled splashbacks, tiled floor, extractor fan and chrome towel radiator.*

**Shower Room****Lounge****Study****Family Room****Dining Area**



**Bedroom 2: 3.96m (13'0") x 3.71m (12'2")**  
Having feature fireplace, coved ceiling and radiator.

**Bedroom 3: 3.99m (13'1") x 1.75m (5'9")**  
Having coved ceiling and radiator.

**Bathroom:**  
Having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with pillar taps, tiled splashbacks, tiled floor, chrome towel radiator and extractor fan.

**Outside:**  
To the front of the property is a small garden path laid to gravel for ease of maintenance, enclosed by a dwarf brick wall. Along the shared drive, a wrought iron gate provides access to the Rear Garden which is laid predominantly to patio and gravel with a decking area and artificial lawn area, all enclosed by a combination of a dwarf brick wall and timber fencing. There is a separate area laid to gravel housing the LPG gas bottles and a metal storage unit. A cold water tap is fitted.

**Agent's Note:**  
The vendor informs us that to the rear of the property there is a lawned area for off road parking.

Council Tax Band C.



**Kitchen**



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bathroom**



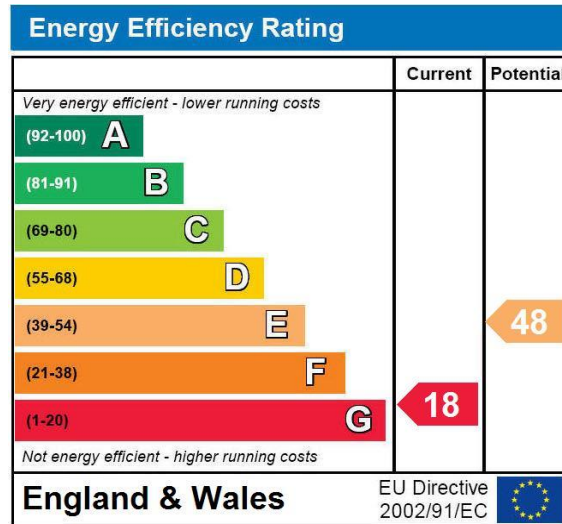
GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.

TOTAL FLOOR AREA: 1398 sq.ft. (129.8 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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**Rear 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*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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