

***OUSEMERE CLOSE  
BILLINGBOROUGH NG34 0HY***



***New Price £390,000***

***Located at the head of this cul-de-sac within the ever popular village of Billingborough, a spacious Four Double Bedroom Detached Property offering living accommodation of almost 2,500 sq ft and having a Particularly Private Rear Garden. The property benefits from Oil Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Study, 20'5 Lounge, Ground Floor Bedroom with En-suite, Dining Room, Breakfast Kitchen, Utility Room and Ground Floor Cloakroom, and to the first floor, the Master Bedroom has a Dressing Area and En-Suite, Two Further Double Bedrooms and Family Bathroom. Outside a gravelled drive provides Ample Off Road Parking and leads to the Integral Double Garage, whilst the Rear Garden is not overlooked. To fully appreciate the spacious accommodation available and its peaceful setting, viewing of this property is strongly 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, head South and proceed along Mareham Lane and continue to the A52 junction. Continue straight ahead and proceed to the village of Billingham. At the next 'T' junction turn left into Folkingham Road and take the next turning on the left into Ousemere Close. Follow the road as it bears to the left, where the property is located on the right hand side as indicated by our 'For Sale' board.*

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*A covered storm porch leads to a double glazed entrance door providing access to the **Entrance Hall** having understairs storage cupboard, coved ceiling, smoke alarm and radiator.*

**Lounge: 6.22m (20'5") x 4.42m (14'6")**

*Having feature brick built fireplace with LPG gas living flame effect fire, coved ceiling, radiator and French doors providing access to the rear garden.*



**Dining Room: 3.07m (10'1") x 2.92m (9'7")**

*Having bay window, coved ceiling and radiator.*



**Dining Kitchen: 4.22m (13'10") x 4.06m (13'4") max**

*Having a range of matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, double eye level electric oven, inset four ring electric hob with cooker hood over, tiled splashbacks, integrated refrigerator, integrated dishwasher, tiled floor, coved ceiling and radiator.*



**Utility Room: 2.59m (8'6") x 1.96m (6'5")**

*Having wall and base units to match the kitchen with worktop over, space and plumbing for washing machine, space for tumble drier, space for fridge freezer, tiled floor, tiled splashbacks, coved ceiling, extractor fan, radiator and side entrance door.*

**Cloakroom:**

*Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, tiled floor, extractor fan, coved ceiling and radiator.*

**Bedroom 2: 4.32m (14'2") x 3.99m (13'1")**

*Having coved ceiling and radiator.*



**En-Suite:**

*Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, coved ceiling, extractor fan and radiator.*



**Study: 3.12m (10'3") x 2.16m (7'1")**

*Having coved ceiling and radiator.*



**First Floor Landing:**

*Stairs from the Hall provide access to the First Floor Landing having coved ceiling and loft access.*



**Bedroom 1: 6.55m (21'6") x 5.18m (17'0") max**

*Having large storage cupboard, dressing area, coved ceiling and radiator.*



**En-Suite:**

*Being fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, corner shower cubicle with mains fed shower, extractor fan and radiator.*



**Bedroom 3: 3.51m (11'6") x 3.17m (10'5")**

*Having eaves storage, coved ceiling and radiator.*



**Bedroom 4: 3.56m (11'8") x 3.15m (10'4")**

*Having coved ceiling and radiator.*



**Bathroom:**

*Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower, corner shower cubicle with mains fed shower, airing cupboard, extractor fan and radiator.*



**Bathroom**

**Outside:**

A gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Integral Double Garage 5.54m (18'2") x 4.98m (16'4")** having electric up and over door, power points, lighting, water tap and eaves storage with a personal door providing access to the **Rear Garden**. The remainder of the front garden is laid to lawn and partially enclosed by timber fencing with a variety of mature shrubs and hedging. A paved path leads around the property towards a timber gate which provides access to the **Rear Garden** which is laid mostly to lawn with well stocked borders, partially enclosed by timber fencing with patio area and a covered seating area with pergola. There are two water butts and a timber shed and greenhouse are included. An external light and power point are fitted.

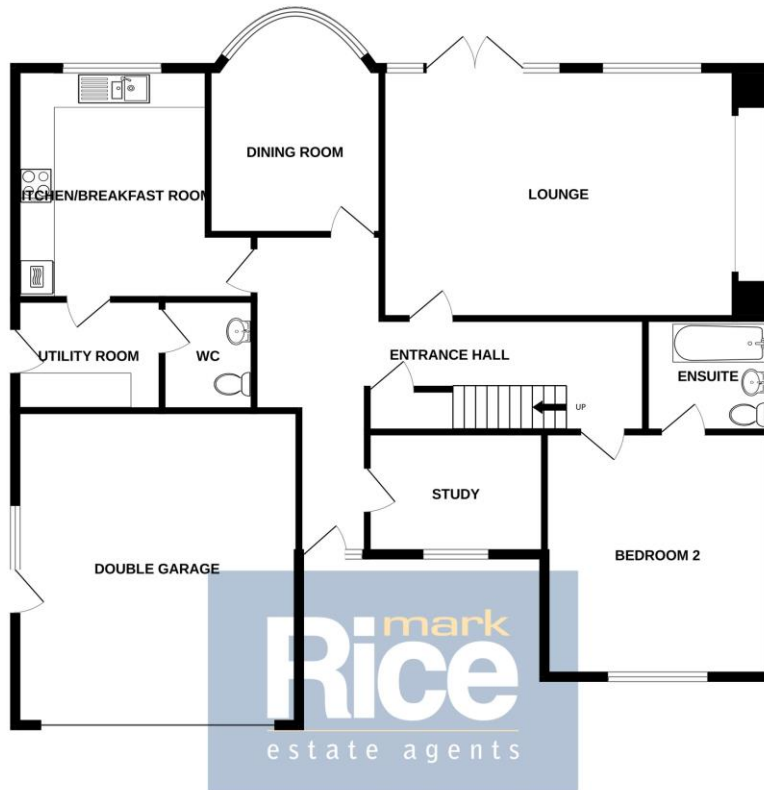


**Rear Garden**

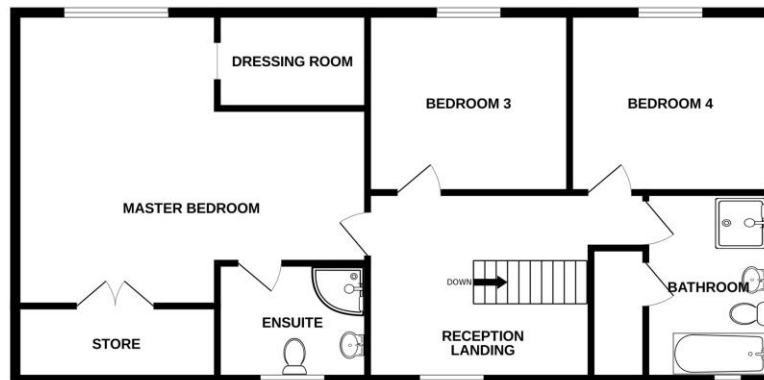
Council Tax Band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1493 sq.ft. (138.7 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 2420 sq.ft. (224.9 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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**Agents 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 07/05/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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