

**WALCOTT ROAD,
BILLINGHAY, LN4 4EG**



£300,000

Located within this non estate position convenient for the centre of the village and having much larger than average gardens together with Ample Parking, an extended and particularly good sized Three Bedroom Detached Bungalow providing versatile accommodation offered to the market with No Onward Chain. The property would benefit from cosmetic updating, however offers Double Glazing and has Oil Central Heating to the full accommodation comprising Entrance Hall, Lounge with large bay window, Dining Room, Kitchen with Breakfast Room off, Rear Lobby, Bathroom, Two Bedroom sand Dressing Room to the ground floor, two En-Suites and Bathroom and stairs provide access to the first floor with a further Bedroom and a Storage Room. The property is approached via a long drive which provides Ample Parking and approaches the Detached Double Garage and further Brick Built Single Garage with W.C and Office. The gardens are a particular feature of the property to the side and rear and early viewing is strongly recommended by the selling agent.

Location:

Billingham is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, outdoor swimming pool, and has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153, proceed through the villages of Anwick and North Kyme and just after North Kyme, turn left towards Billingham. After the 'T' junction turn right into Walcott Road and the property is located on the right hand side as indicated by our 'For Sale' board.

*A double glazed entrance door provides access to the **Hall** which in turn provides access to the:*

Kitchen: 3.81m (12'6") x 2.97m (9'9")

Having wall and base units, central island unit with drawers, white enamel 1½ bowl single drainer sink with monobloc tap, eye level double oven, electric hob, boiler, tiled splashbacks, plumbing for washing machine, tiled floor, double radiator and integral dishwasher.

Breakfast Room: 2.31m (7'7") x 1.68m (5'6")

Having tiled floor, radiator and two large windows.

Dining Room: 3.58m (11'9") x 3.28m (10'9")

Having radiator and double doors providing access to the:

Lounge: 5.59m (18'4") x 3.66m (12'0")

Having a large bay window over looking the garden, radiator, stone fireplace with open fire and two wall light points.

Entrance Hall:

Having double glazed door to front, radiator and airing cupboard.

Bedroom 1: 3.66m (12'0") x 3.58m (11'9")

Having two windows, built-in double cupboard and radiator.

Bedroom 2: 3.28m (10'9") x 2.64m (8'8")

Having built-in double wardrobe, double radiator and two wall light points. Double doors provide access to the:

En-Suite: 2.82m (9'3") x 2.62m (8'7")

Having corner shower cubicle with electric unit, low level w.c, pedestal hand washbasin and white towel radiator.

Dressing Room: 2.77m (9'1") x 1.83m (6'0") max

Having two built-in double wardrobes, radiator and separate shower cubicle.

En-Suite W.C:

Having low level w.c, hand washbasin and extractor fan

Bathroom:

Having bath, vanity hand washbasin with cupboard below and heated towel radiator.

**Kitchen****Breakfast Room****Dining Room****Lounge****Bedroom 1**

Stairs from the entrance hall provide access to:

Bedroom 3: 4.78m (15'8") max x 3.51m (11'6")

Having built-in cupboards and access to the loft void.

Storage Room 2: 3.51m (11'6") x 2.06m (6'9")

Outside:

*A long tarmac drive approaches the property and proceeds to a further tarmac Parking Area to the front of the bungalow which also provides access to the **Double Garage 6.02m (19'9") x 5.00m (16'5")** having electric up and over door, side door and light and power points. There is a further **Single Brick Built Garage** having up and over door, power and side door. To the rear of this is a **Separate W.C** having low level w.c and **Store 2.59m (8'6") x 1.52m (5'0")** with power. Between this garage and the bungalow is a block paved parking area. To the side of the drive is a large border. The main gardens are to the rear and side of the property and are particularly private and laid to lawn with borders and have a block paved patio area.*

Agent's Note:

The property is located behind the Billingham tennis club and has views across the tennis courts.

Council Tax Band D.



Bedroom 2



En-Suite



Bedroom 3



Bathroom



Attic Store Room 1



Attic Store Room 2



Gardens



Further Garden Aspect



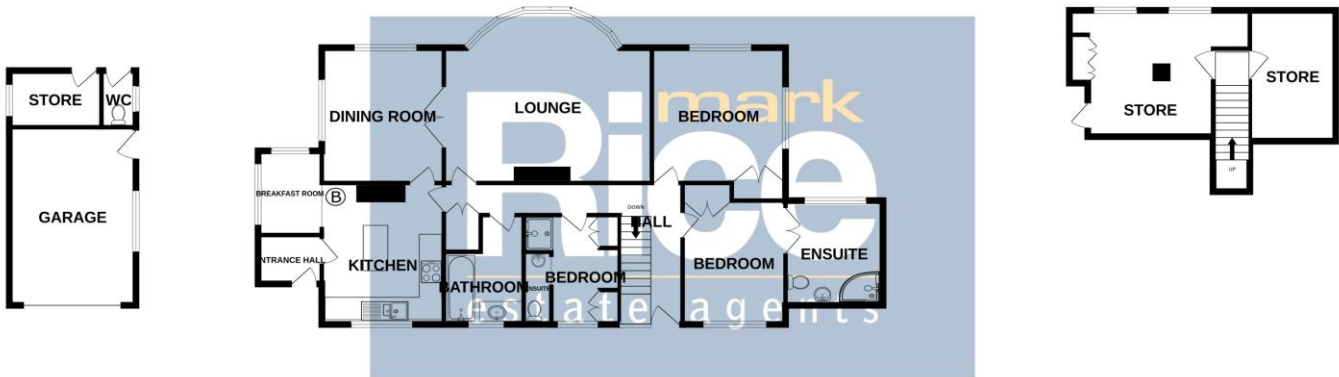
Garage




View To Front

GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		27
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 09/04/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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