

***BIRTHORPE ROAD,
BILLINGBOROUGH, NG34 0QS***



£89,000

******55% SHARED OWNERSHIP*** Located on the fringe of this popular village whilst still being within walking distance of its amenities, a Two-Bedroom mid-terrace house offered to the market on a shared ownership basis, with the potential to staircase up to 80% ownership, offering Parking for one vehicle, South Facing Rear Gardens, and Two Double Bedrooms. The property benefits from Electric Heaters and Double Glazing with accommodation comprising Porch, Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms, and Family Bathroom. Outside to the front is a small lawned garden, whilst to the rear is a South facing garden which is fully enclosed with a gate leading to the allocated parking space.***

Location:

Billingborough 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:

From our office head South and follow the one-way system past the Market Place and turn right onto Carre Street. Filter right onto Boston Road and left into Southgate. Turn left after the level crossing into Mareham Lane and proceed out of the town. Continue to the A52 crossroads and continue straight on. Take the second turning on the left into Folkingham Road and proceed into the village. At the 'T' junction turn right into High Street and take the next turning on the right into Birthorpe Road where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the porch having coved ceiling with timber glazed door leading to the **Entrance Hall** having coved ceiling, electric heater, and understairs store area.

Lounge: 2.82m (9'3") x 3.84m (12'7")

Having coved ceiling and electric heater.

Kitchen Diner: 4.78m (15'8") x 2.77m (9'1")

Having a range of matching wall and base units with worktop over, single stainless steel drainer sink with pillar taps, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, coved ceiling, and rear entrance door.

Stairs from the entrance hall provide access to the **First Floor Landing** having coved ceiling, loft access, and smoke alarm.

Bedroom 1: 3.73m (12'3") x 2.79m (9'2")

Having built-in wardrobe, coved ceiling and electric heater.

Bedroom 2: 3.84m (12'7") x 2.69m (8'10") max

Having built-in double wardrobe, coved ceiling, and electric heater.

Bathroom: 1.96m (6'5") x 1.96m (6'5")

Being fully tiled and having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap, airing cupboard and extractor fan.

Outside:

The front gardens are laid to lawn with a patio path leading towards the front entrance door with decorative borders. The rear gardens are South facing, laid mostly to patio with a small lawned area and borders, timber shed, all fully enclosed by timber fencing with a gate providing access to the allocated parking space to the rear.

Agents Note:

The remaining 45% share is rented via NCHA at £308.36 per month, with a separate service charge at £21.07 per month.



Lounge



Kitchen Diner



Bedroom 1



Bedroom 2



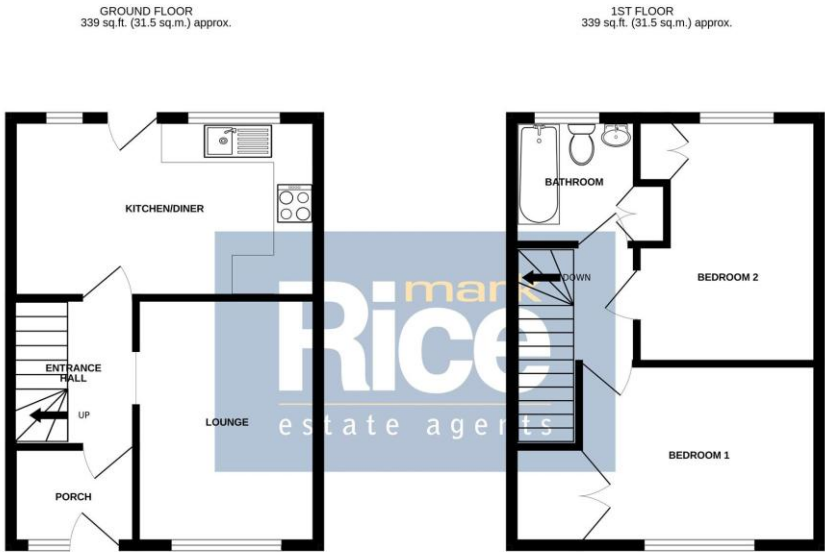
Bathroom

Agents Note:
The property is offered on a leasehold basis with the lease recently being extended by the current owner and has 115 years remaining.

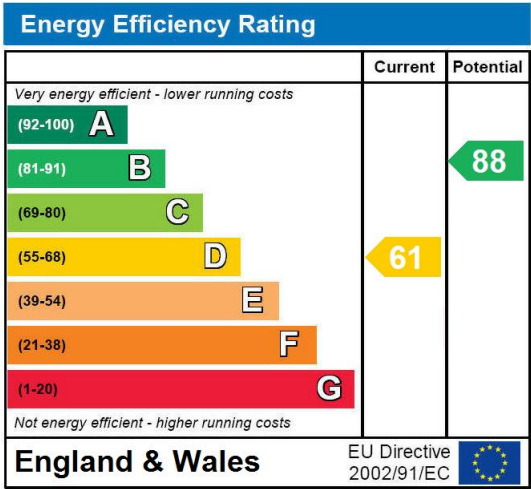
Council Tax Band: A



Rear Garden



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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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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 We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Regulations
2003:

Reference 07/07/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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