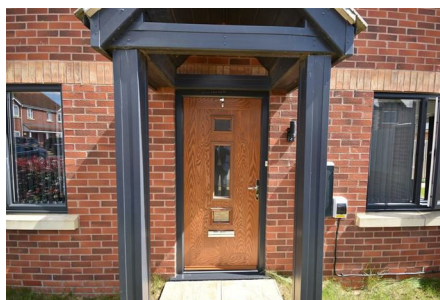


Baker Street, Billingham, LN4 4FL



Asking Price £203,000 Freehold



This nearly new 3 Bedroom corner stone link-detached house is a true gem waiting to be discovered. Boasting a spacious 1,001 sq ft of living space, this property offers a perfect blend of modern comfort and traditional charm.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to unwind and rejuvenate.

Built in 2021, this property exudes quality craftsmanship and attention to detail. The air source energy-efficient heating ensures that you stay warm and cosy while being environmentally conscious. The convenience of parking for two vehicles adds to the appeal of this lovely home, making coming and going a breeze. Please watch the presentation video before booking a viewing as this is a personal guided tour by Peter Atkinson the Phil Spencer of Lincolnshire.

Accommodation



The property is located on a generous corner plot through a wood grain effect composite front door with portico over.

Hall 7'7" x 4'9"



Having doors to Lounge, Kitchen/Diner and WC, vinyl click flooring, underfloor heating with controls. doorbell re-sounder and smoke alarm.

Kitchen/Dining Room 17'5" x 9'2"



Windows to front and side elevations and patio doors also to side elevation leading into the back garden, spot lighting on ceiling, vinyl click flooring with underfloor heating having its own room control, a range a high gloss grey coloured wall and base units with laminate worktops having matching up-stands, one and half bowl composite sink with brushed chrome swan neck mixer tap, plumbing and space for a washing machine, induction hob with four rings with a black coloured glass splash-back and stainless steel extractor hood above, double electric oven, integrated dishwasher and fridge freezer. built in twin bin cupboard and large soft close pan drawers.

Living Room 17'5" x 9'6"



Windows to front and side elevations, staircase leading to 1st floor, two pendant lights, carpeted flooring, smoke alarm, programmable room thermostat for the lounge under floor heating and Openreach fibre to the property internet connections (FFTP)

WC



A good sized ground floor cloakroom having the same vinyl click flooring as hallway and kitchen with under floor heating but has an extra grey coloured heated towel rail powered by electricity, a close coupled toilet, sink with vanity unit underneath with mono bloc chrome mixer tap and splash-back tiling, spot lighting, extractor fan and access to the under stairs full height cupboard housing the 290 litre pressurized hot water tank and controls for the Panasonic air source heat pump.

Landing

Having carpeted flooring, programmable room thermostat, pendant lighting, loft access and a smoke alarm.

Bedroom 1 10'5" x 10'6"



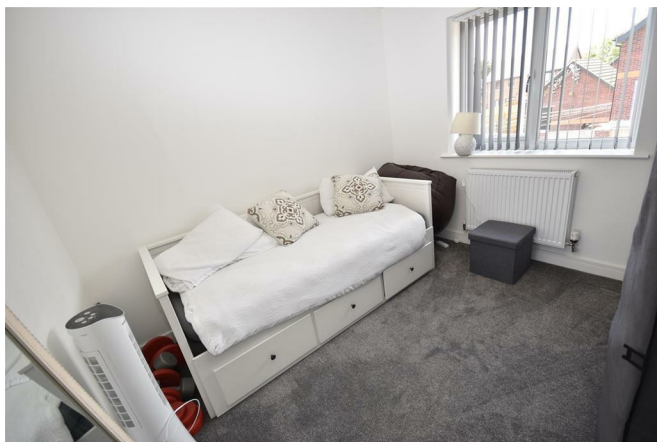
Window to front elevation with double radiator underneath, space for large wardrobes, carpeted flooring and pendant lighting and door leading to ensuite.

En-suite 5'2" x 4'9"



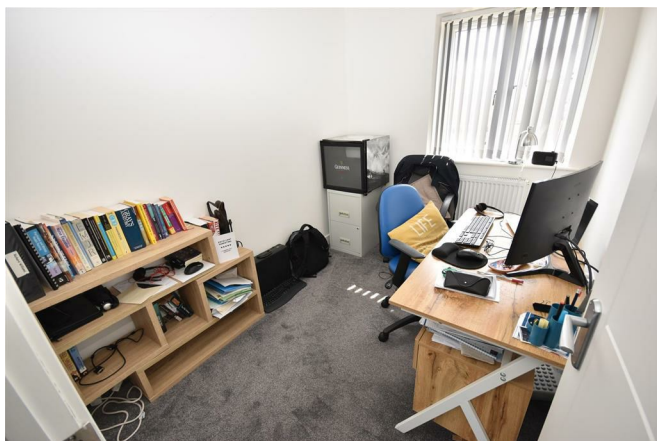
Having frosted window to front elevation, fully tiled flooring with half height tiled walls, double shower cubicle tiled floor to ceiling with both rainfall shower and riser rail attachments from a thermostatic bar mixer shower control, close coupled toilet, sink with vanity unit underneath with splash back tiling and chrome mixer tap, grey coloured heated towel rail, extractor fan and spot lighting.

Bedroom 2 9'11" x 9'3"



Window to front elevation with double radiator underneath, carpeted flooring and pendant lighting.

Bedroom 3 7'2" x 9'3"



Currently used as an office with window to side elevation with double radiator under neath, carpeted flooring and pendant lighting.

Bathroom



Having a frosted window to side elevation, fully tiled floor with half height wall tiles and full height tiling to two walls above the bath for showering over the bath, three piece suite consisting of close coupled toilet, sink with vanity unit underneath and chrome mixer tap, paneled bath with mixer tap with shower attached, spot lighting, extractor fan and heated towel rail.

Driveway



Consisting of a block paved driveway for two vehicles with side gate into the rear of the property.

Gardens



The front garden is laid to lawn with some perimeter shrubs set behind the wrought iron railings. The rear garden is a walled garden consisting mainly of lawn with a patio area with path leading to rear of driveway through a wooden gate. In the rear is the air source heat pump and EV charging Pod.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

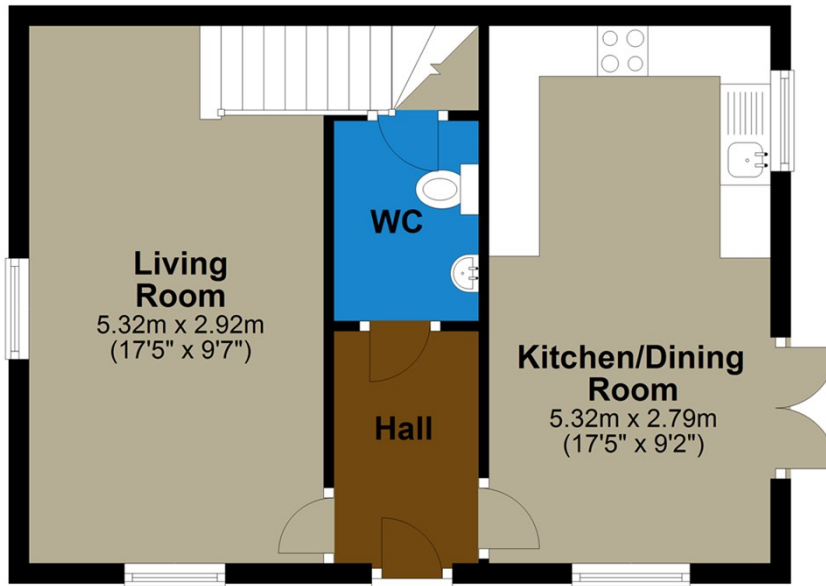
Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our

clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)

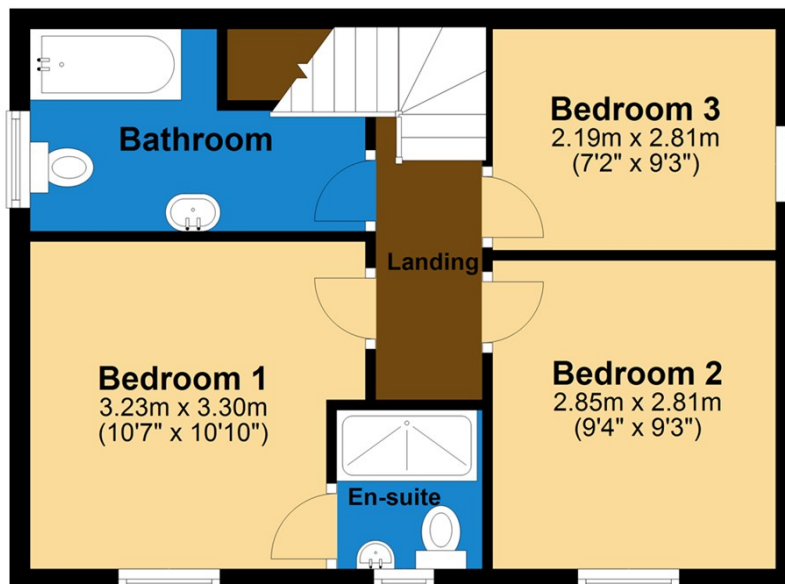


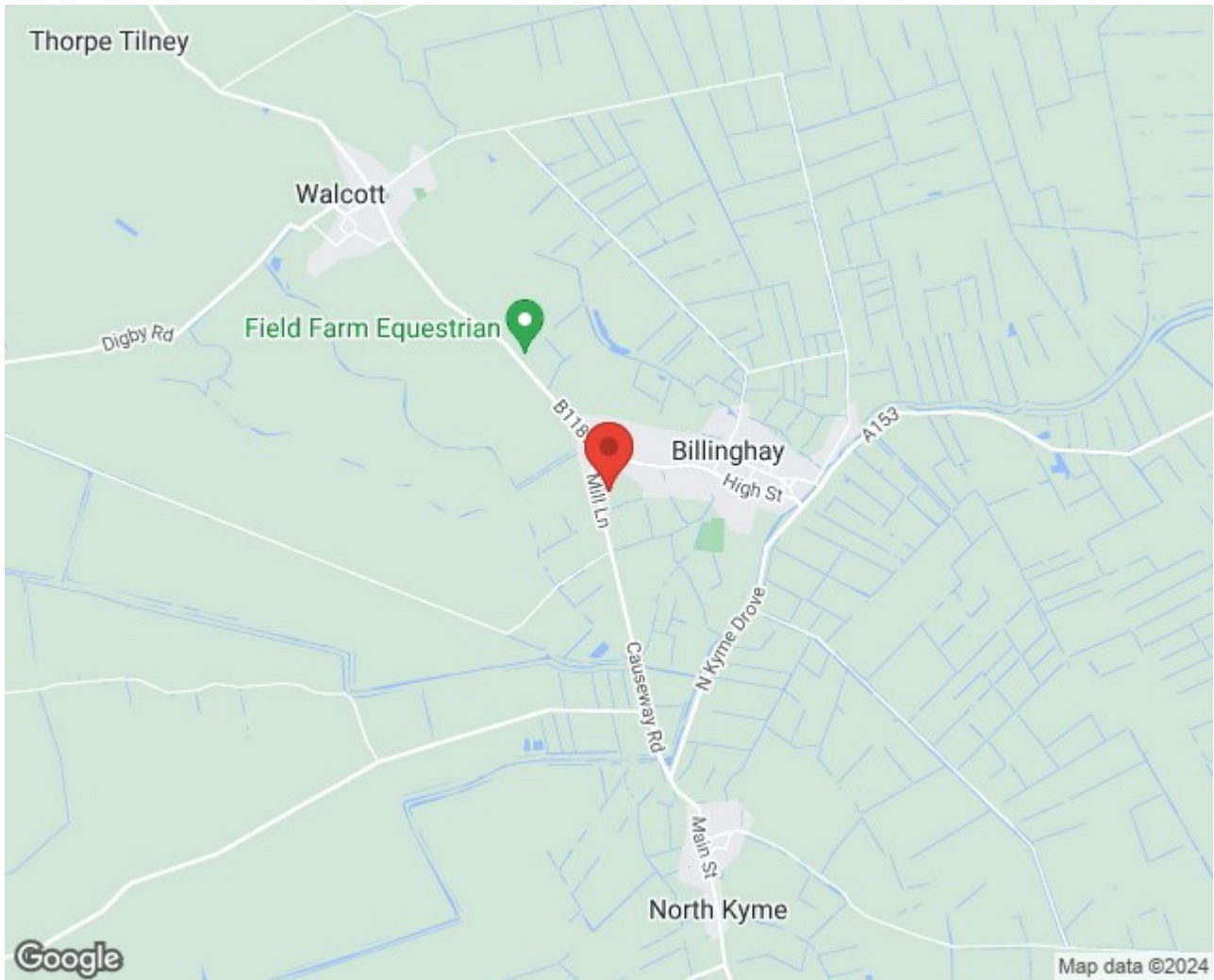
Total area: approx. 73.7 sq. metres (793.3 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture
Plan produced using PlanUp.

First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	