

## Tattershall Road, Billinghay, LN4 4BP



Asking Price £170,000 Freehold



Welcome to this charming 2 bedroom semi detached property located on Tattershall Road in Billinghay. This delightful house was originally one large house now split into two and boasts a cosy reception room, two lovely bedrooms, and a well-appointed bathroom, offering a comfortable living space for you and your family.

With 861 sq ft of space, this property provides ample room for relaxation and entertainment. The highlight of this home is the pony paddock with two stables, perfect for equestrian enthusiasts or those looking to enjoy the countryside lifestyle.

Situated in a rural location, this property is an ideal setting for dog walking and enjoying the tranquility of the surroundings. You'll love the peaceful atmosphere and the opportunity to explore the great outdoors right from your doorstep. Billinghay offers great local amenities, including a primary school, a seasonal open air swimming pool, charming pubs, convenient shops, and essential services like doctors' offices, making it a convenient and desirable place to call home. The property also features a driveway and additional parking for several cars, ensuring that you and your guests have plenty of space for vehicles.

Don't miss out on the chance to own this wonderful property in a picturesque location with so much to offer. Book a viewing today and envision the possibilities of making this house your new home.



## Accommodation

The property is entered off the driveway through an upper glazed UPVC door into the hallway.

## Hall

Wooden glazed door leading to lounge and newly fitted electrical consumer unit.

## Living Room

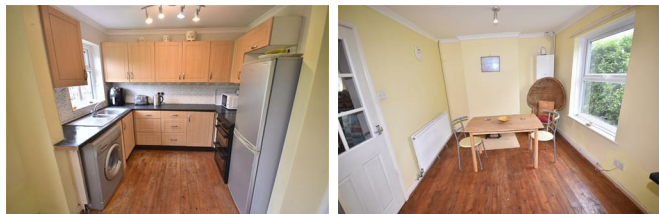
12'10" x 12'10"



UPVc Sash Window to front elevation, fireplace with opening only with surround, laminate flooring, large under stairs cupboard and a wooden glazed door to the kitchen/diner.

## Kitchen/Diner

8'11" x 15'9"



Two windows to rear elevation, solid wood floor, LPG gas boiler in the corner (4 x tanks outside), with ample space for table and chairs, the kitchen end has range of base and wall units, laminate worktop with mosaic tiling above, free standing electric cooker, space for a tall fridge freezer, space and plumbing for a washing machine, one and half bowl stainless steel sink with new mixer tap, large double radiator, spot lighting at both ends.

## Landing

Having carpeted staircase with handrail and pendant lighting.

## Bedroom 1

12'10" x 12'10"



UPVc Sash Window to front elevation, 3 double wardrobes, single radiator carpeted flooring and 3 spot light unit on the ceiling.

## Bedroom 2

9'5" x 7'10"



Window to rear elevation, single radiator, carpeted flooring and pendant lighting.

## Bathroom 5'9" x 7'7"



Frosted window to rear elevation, three piece suite consisting of pedestal sink with separate hot and cold taps with tiled splash back and mirror above, close coupled toilet, paneled bath with separate hot and cold taps and bar mixer mains fed shower, heated towel rail and a radiator, mirrored medicine cabinet and vinyl flooring.

## Outside Garden



The property has double wooden gates to the gravel driveway, the front garden is sectioned from the pony paddock by means of an additional gate and fencing, there are three metal sheds for storage.

## Pony Paddock and Stables



The Pony Paddock does have its own access through a four foot wide gate at the far end with a double parking bay to the two stables. The stables are 12' x 12' and 16' x 12' with a separate feed shed approx 9' x 5' with a concrete floor.

## Disclaimer 1

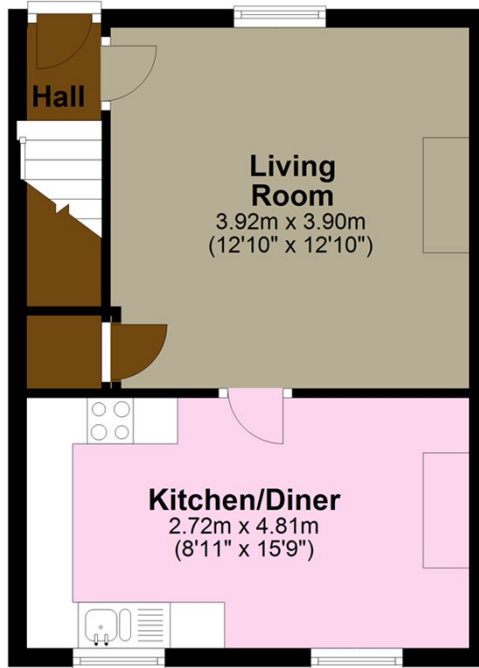
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.
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## 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. 32.4 sq. metres (349.0 sq. feet)

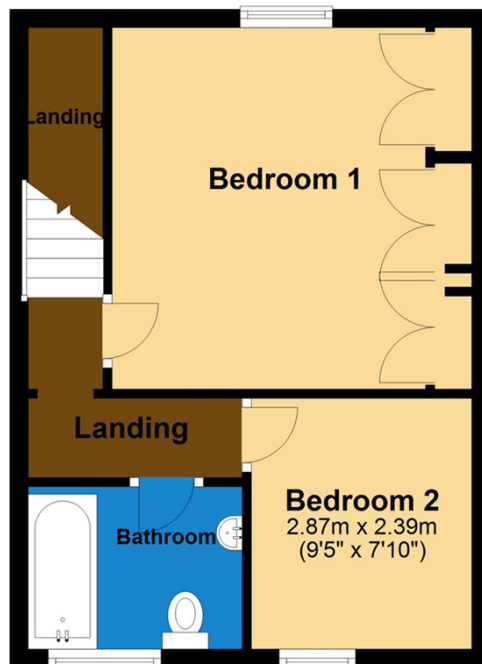


Total area: approx. 65.2 sq. metres (701.8 sq. feet)

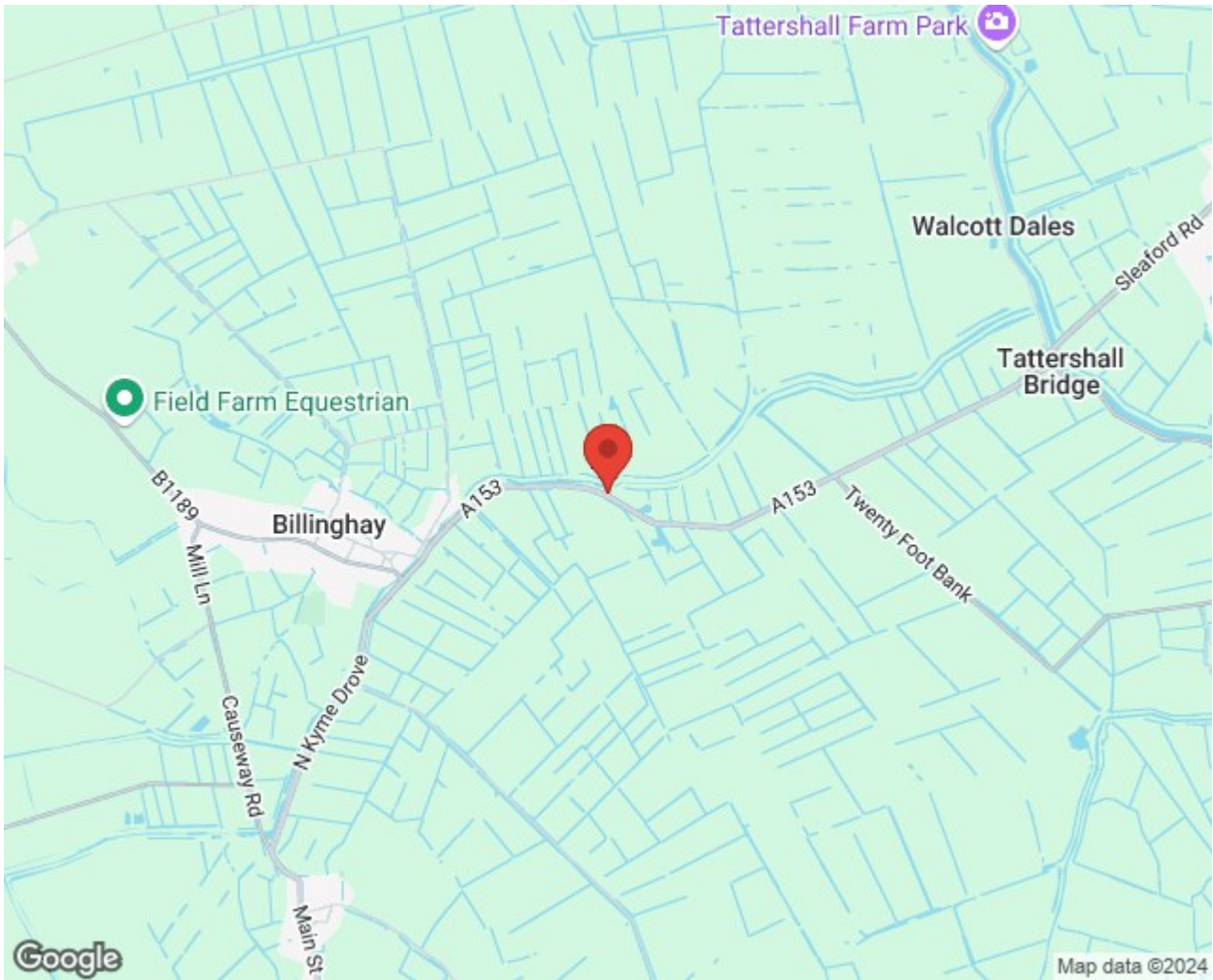
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.

## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>6</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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