

- Detached Dormer Bungalow
- 4 Bedrooms
- Approx 1400 Sq Ft
- 19'11" Lounge
- Breakfast Kitchen & Dining Room
- Beautiful Gardens
- Utility Room & Boot Room
- Extensive Driveway Parking & Double Garage

The Gables, Walcott Road, Billingham, LN4 4EH,  
£325,000







Situated in the rural Lincolnshire countryside village of Billingham is this extensive detached dormer bungalow spanning approximately 1400 sq ft over 2 floors. The property was individually built in 1954 and enjoys an abundance of period features which creates a home filled with character and charm. Having beautifully presented gardens which wrap around the entirety of the plot the outdoor space presents an idyllic space for entertaining guests or relaxing in the afternoon sun. Upon entering the property you are welcomed by an entrance hall which is completely finished with original parquet flooring, a dining room which provides a bay facade with feature bay window seat to the front aspect. The lounge measures an impressive 19'11" lounge, a breakfast kitchen with breakfast bar arrangement and a range of internal appliances, there is also a utility room, boot room and 2 double bedrooms with the master bedroom benefitting from built-in wardrobes, bedside units and access to it's own private en-suite. The ground floor is finished with a 5 piece bathroom suite measuring 13'8" x 7'3" and boasting a bath, shower and bidet. Rising to the first floor there are 2 further bedrooms which are currently utilised as storage and an office with both rooms being accessed via a light and airy first floor landing. The major highlight of the property is the superb plot with glorious wrap around gardens enjoying an abundance of colour and sunlight throughout the day. Having meticulously planted flower beds and borders which stretch from the front to the back. Externally to the front of the property there is extensive driveway parking for numerous vehicles, and more than suitable for parking motorhomes and caravans. There is also access to a double garage, with x2 individual up and over doors with the garage measuring 18' 8" x 17' 3" (5.69m x 5.25m). Billingham is well regarded due to it's close proximity to Sleaford being 7km away and it's own local amenities. These include Co-op foodstore, Billingham Primary School and the local doctors surgery which is rated 3rd best in Lincolnshire. Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.





## Entrance Hall

Having front door entry to front aspect, complete parquet flooring throughout, radiator and stairs rising to first floor. Access to reception rooms and bedrooms.

## Lounge

19' 11" x 12' 6" (6.07m x 3.81m)

Having a gas fireplace via LPG gas tank however not currently used by the owners, 2 radiators, coved ceiling, uPVC double glazed window to front aspect and French doors to side aspect leading onto rear garden.

## Dining Room

10' 6" x 12' 11" (3.20m x 3.93m)

Having uPVC double glazed bay window to front aspect with feature bay window seat and underseat unit, coved ceiling, radiator and electric fireplace.

## Breakfast Kitchen

9' 2" x 11' 4" (2.79m x 3.45m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, oven with 4 ring electric hob and extractor hood over, integrated microwave, breakfast bar arrangement, one and a half stainless steel sink unit, LED spot lights, uPVC double glazed window to side aspect and coved ceiling.

## Bedroom 1

12' 9" x 10' 6" (3.88m x 3.20m)

Having uPVC double glazed window to side aspect, radiator, coved ceiling, built-in wardrobes and bedside units. Access to:

## En-Suite

10' 1" x 2' 9" (3.07m x 0.84m)

Having low level WC, pedestal hand wash basin unit, electric shower cubicle, tiled surround, tiled flooring, coved ceiling and uPVC double glazed obscured window to side aspect.

## Bedroom 2

10' 7" x 10' 10" (3.22m x 3.30m)

Having uPVC double glazed window to side aspect and built-in wardrobes.

## Bathroom

7' 3" max x 13' 8" max (2.21m x 4.16m)

Having shower cubicle, low level WC, pedestal hand wash basin unit, bidet, storage cupboard, panelled bath, 2 uPVC double glazed obscured window rear aspect and radiator.

## Rear Lobby

Having radiator, tiled flooring and access to boot room, utility room and external door leading onto rear garden.

## Boot Room

6' 2" x 4' 8" (1.88m x 1.42m)

Having quarry tiled flooring, shelving and uPVC double glazed window to side aspect.

## Utility Room

14' 4" x 7' 3" (4.37m x 2.21m)

Having space and plumbing for a range of appliances, sink and drainer unit, uPVC double glazed window to side aspect, eye and base level units, wall mounted Greda electric radiator and wall mounted oil central heating boiler.

## First Floor Landing

Having airing cupboard, hot water cylinder and hot water tank. Skylight and access to either bedrooms.

## Bedroom 3

11' 5" max x 9' 8" (3.48m x 2.94m)

Having built-in wardrobe and Skylight.

## Bedroom 4

Having built-in wardrobe and Skylight.

## Outside Rear

Having an enclosed garden being mostly laid to lawn with a range of meticulously planted flowerbeds and borders, a patio seating area, oil tank and an external water source.

## Outside Front

Having block paved parking for many vehicles, with hedged perimeters and space for motorhome or caravan.

## Double Garage

18' 8" x 17' 3" (5.69m x 5.25m) Door width of 2.15m

Having uPVC double glazed window to rear aspect, personnel door, fitted workbench with vice, power and lighting.

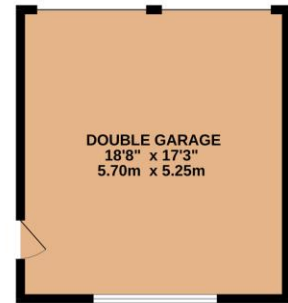
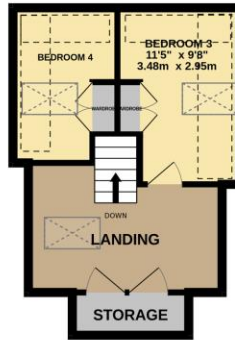
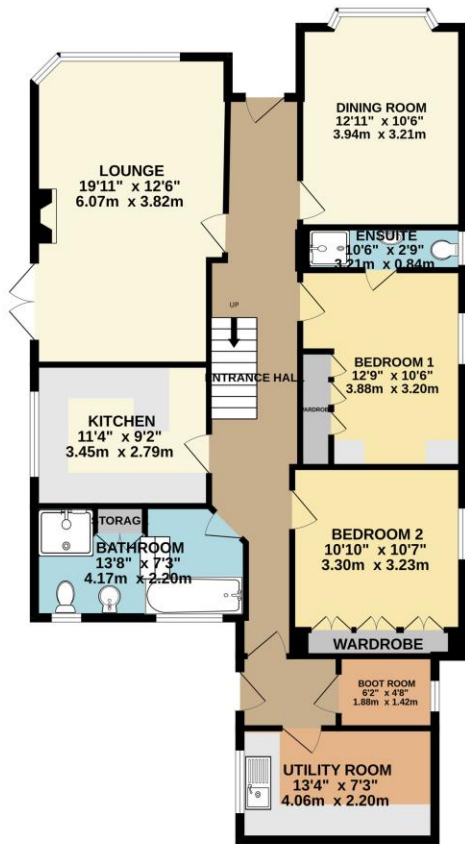




GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.

1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.

2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 sq.m.) approx.

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