

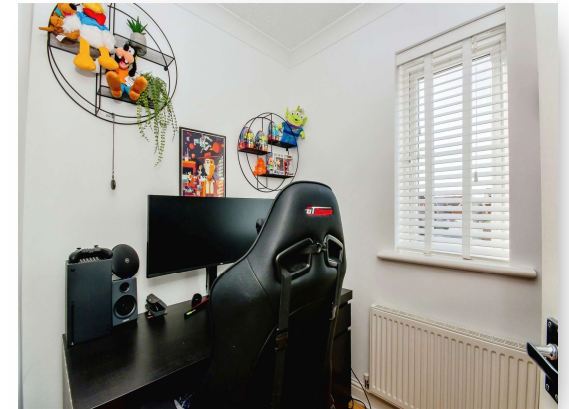


Hereward Way, Billingborough Sleaford NG34 0NZ

welcome to

Hereward Way, Billingborough Sleaford

A link detached property ideal for first time buyers or young families, popular village location close to amenities. Good sized lounge, kitchen, conservatory extension, cloakroom & family bathroom. Ample parking, single garage & a fully enclosed low maintenance garden,



Entrance Porch

Being entered via double glazed double doors with further double glazed door leading to the:

Entrance Hall

Having laminate flooring and stairs rising to the first floor.

Cloakroom

6' 5" x 3' 2" (1.96m x 0.97m)

Fitted with a wash hand basin, WC, extractor and laminate flooring.

Kitchen

10' 11" x 8' 11" (3.33m x 2.72m)

Fitted with a range of wall and base units with solid oak work surfacing over, one and a half bowl stainless steel sink, integrated electric oven, four ring induction hob, stainless steel extractor, integrated fridge freezer and washing machine. There is a two seater breakfast bar with oak surfacing and laminate flooring.

Lounge

12' 2" x 16' 3" (3.71m x 4.95m)

Featuring a fireplace with inset electric fire, understairs cupboard and French doors to the:

Conservatory

6' 2" x 8' 2" (1.88m x 2.49m)

There is ceramic tiled flooring and French doors to the garden.

First Floor Landing

There is loft access with pull down ladder and airing cupboard with hot water tank.

Bedroom One

10' 9" x 9' 2" (3.28m x 2.79m)

Bedroom Two

12' 4" x 8' 5" (3.76m x 2.57m)

Bedroom Three

5' 6" x 7' 4" (1.68m x 2.24m)

Having laminate flooring.

Bathroom

5' 5" x 7' 2" (1.65m x 2.18m)

Fitted with a suite comprising of a bath with dual head thermostatic shower over, inset sink, WC, heated towel rail, extractor, fully tiled walls and flooring.

Outside Front

To the front of the property there is a gravelled driveway providing parking for two vehicles and side gate to the garden.

Garage

18' 2" x 9' 4" (5.54m x 2.84m)

Having up and over door, power and lighting and side door to the garden.

Rear Garden

The fully enclosed fenced garden has an Indian sandstone patio and additional sunken patio area.



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welcome to

Awaiting Photograph

Hereward Way, Billingborough Sleaford

- Modern three bedroom link detached property
- Good sized lounge & kitchen
- Conservatory extension
- Low maintenance garden with sunken seating area
- Ample parking & single garage

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111553 - 0004

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