



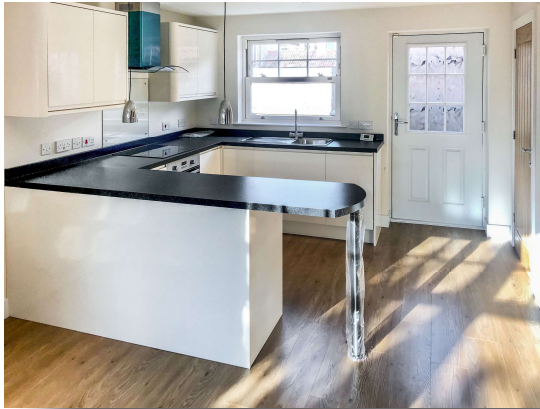
**Wesley Court, Billingborough Sleaford NG34 0UJ**



**welcome to**

**Wesley Court, Billingborough Sleaford**

A modern semi-detached property situated in the centre of Billingborough, close to many amenities. Perfect for first time buyers or investors, early and internal viewings are highly essential.



### **Entrance Hall**

Being approached via a door from the front with further door to the:

### **Open Plan Lounge Kitchen**

18' 3" x 11' 3" ( 5.56m x 3.43m )

There is a radiator, TV point, stairs rising to the first floor and window to the front. The kitchen is fitted with a range of wall and base units with work surfacing over, stainless steel sink with mixer tap, built-in electric oven, hob and extractor. There are integrated appliances to include a fridge, washing machine, dishwasher, breakfast bar, window to the rear, door to the rear garden and further door to the:

### **Cloakroom**

Having an inset wash hand basin, WC and radiator.

### **First Floor Landing**

Having a radiator.

### **Bedroom One**

9' 5" x 14' 10" into recess ( 2.87m x 4.52m into recess )

There is a radiator, TV point and window to the front.

### **Bedroom Two**

7' 1" x 7' 9" ( 2.16m x 2.36m )

Having a radiator, window to the side and skylight.

### **Bathroom**

Fitted with a suite comprising of a bath with shower over & mixer tap, wash hand basin with vanity below & mixer tap, WC, radiator and skylight.

### **Outside**

There is allocated parking to the front of the property, fully enclosed low maintenance rear garden with artificial lawn and patio area.



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**welcome to**

## **Wesley Court, Billingborough Sleaford**

- Open plan living
- Perfect first time buy or investment
- No onward chain
- Popular village location
- Off road parking

Tenure: Freehold EPC Rating: B

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111841 - 0003

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