



45 Field Road
Billinghay, Lincolnshire LN4 4EA

£299,950





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Lincoln – 16 miles

Grantham – 24 miles (with East Coast rail link to London)

Boston – 16 miles

(Distances are approximate)

An exceptionally well presented four bedroom detached family home pleasantly situated to this attractive residential area. Internally the property has been thoughtfully reconfigured providing two reception rooms and stylish kitchen diner. Outside there is off street parking, attached garage and enclosed rear gardens. The shopping and social facilities of the village are all within easy walking distance.

Accommodation

Entrance into the property inset to storm porch is gained through a glazed panel door into:

Reception Hall

With staircase to first floor having storage area below. There is coved ceiling, radiator, door to kitchen and door to:

Living Room 16' 10" x 14' 3" (5.13m x 4.34m)

With front aspect and having wood effect flooring, coved ceiling, radiator, power points and doorway to:

Dining Room 10' 3" x 8' 11" (3.12m x 2.72m)

Overlooking the rear garden and having coved ceiling, wood effect flooring, radiator, power points and doorway to:



Breakfast Kitchen 15' 5" x 8' 9" (4.70m x 2.66m)

Overlooking the rear garden and having a stylish range of fitted units comprising sink inset to quartz worksurface over base units including space and plumbing for dishwasher and washing machine. There is a range double oven with six ring electric hob and hotplate, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points, door returning to the reception hall and UPVC door to the rear garden.

Cloakroom

With a low-level WC, wash hand basin and radiator.

First Floor

Landing

With airing cupboard, access to roof space, power points and door to:

Bedroom 1 13' 10" x 10' 0" (4.21m x 3.05m)

Overlooking the rear garden and having radiator, power points and door to **En-Suite** being fully wall tiled and a suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Bedroom 2 15' 8" x 8' 8" (4.77m x 2.64m)

With front aspect and having two full height double wardrobes, radiator and power points.

Bedroom 3 10' 1" x 9' 9" (3.07m x 2.97m)

With front aspect and having radiator and power points.

Bedroom 4 12' 7" x 10' 4" (3.83m x 3.15m)

With front aspect and having built-in double wardrobe, radiator and power points.

Bathroom 7' 5" x 6' 4" (2.26m x 1.93m)

With a white suite comprising panelled bath having shower attachment taps, pedestal wash hand basin and a low-level WC. There is covered ceiling and radiator.





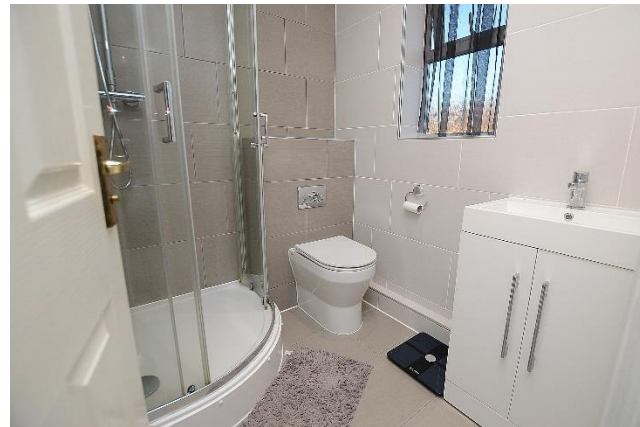
Outside

The property is approached over a driveway providing parking and leads to **Attached Garage**, with up and over door, power, lighting and UPVC service door to the rear, the garage is currently separated into two to provide storage, this partition wall would be removed if required. The remaining front garden is laid to lawn with beech hedging to front boundary. The enclosed rear garden is predominantly laid to lawn with paved patio area.

Further Information

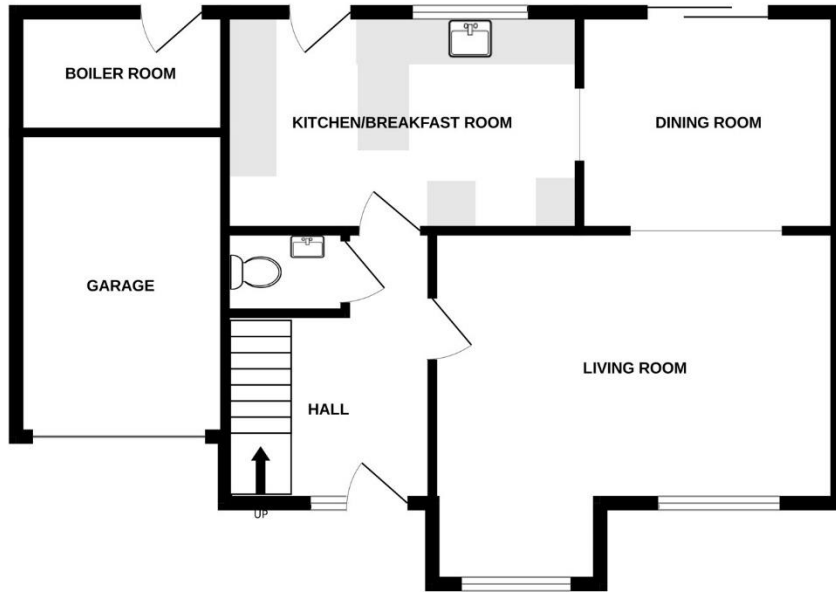
All mains services. Oil fired central heating. UPVC double glazing.
Local Authority: North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford, Lincolnshire NG34 7EP
Tel No: 01529 414155
DISTRICT COUNCIL TAX BAND = D
EPC Rating = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries. The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

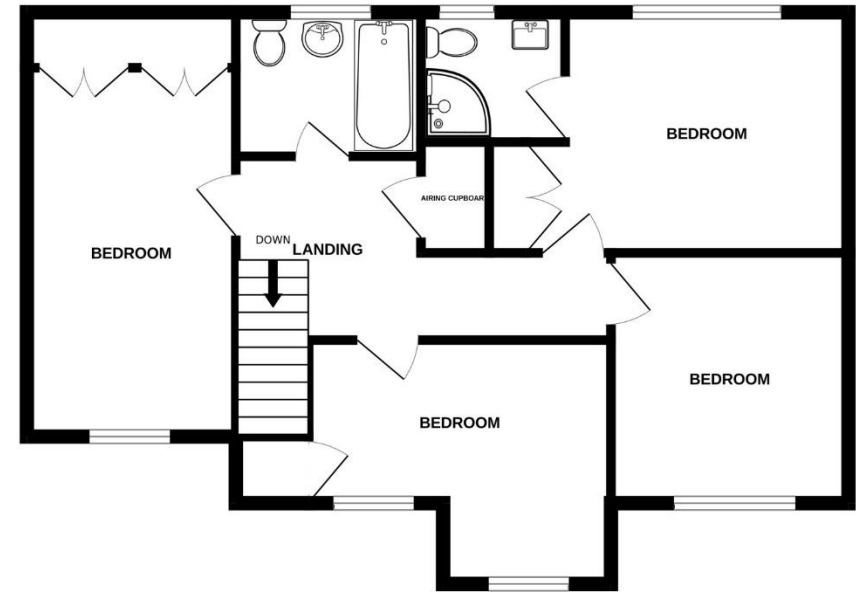




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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