



3 Shire Close
Billinghay, Lincolnshire LN4 4GR

£395,000





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Lincoln – 18 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

A superb family home providing a wide range of flexible accommodation providing three reception rooms and five bedrooms including two with ensuite. The property has been thoughtfully extended with the fifth bedroom having its own staircase making an excellent guest suite or teenagers' accommodation. Outside the property is further enhanced with side-by-side parking, electric vehicle charger and leads to integral garage. The enclosed rear garden is predominantly laid to lawn with timber recreation room having power and lighting. The village of Billinghay has a primary school, public house and coop foodstore. The historic City of Lincoln and the inland resort of Woodhall Spa are both a short drive away. A viewing is highly recommended to fully appreciate the size of accommodation on offer.



Accommodation

Entrance into the property is gained through a uPVC door into:

Reception Hall

With staircase leading to first floor galleried landing having storage below, radiator, power points and door to:

Cloakroom

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



Living Room 19' 0" x 11' 5" (5.79m x 3.48m)

With front aspect and having feature fire place, radiator, power points and uPVC double doors to:

Garden Room 13' 8" x 10' 8" (4.16m x 3.25m)

With a triple aspect overlooking the rear garden and having wood effect flooring, radiator, coved ceiling, electric radiator, ceiling spot lights and uPVC patio doors to the rear garden.

Kitchen 13' 0" x 9' 1" (3.96m x 2.77m)

With garden views and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including 'Neff' integral dishwasher, fridge and freezer. There is a four ring electric hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, tiled flooring, feature radiator, power points and open doorway to:

Utility Room 9' 0" x 6' 0" (2.74m x 1.83m)

With stainless steel sink drainer inset to worksurface over base units and integral washing machine. There is tiled flooring, coving, ceiling spot lights, radiator, power points and uPVC door to the rear garden.

Dining Room 9' 8" x 9' 5" (2.94m x 2.87m)

Being off the reception hall and having views to the front, coved ceiling, radiator, power points and door to:

Inner Hall

With staircase to the guest suite, built-in storage, radiator, power points and service door to integral garage.

First Floor

Galleried Landing

Having built-in linen cupboard, coved ceiling, radiator, power points and door to:

Bedroom 1 12' 9" x 9' 8" (3.88m x 2.94m)

Overlooking the rear garden and having coved ceiling, radiator, power points and door to:





En-Suite

Being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail, coved ceiling tiled flooring and extractor fan.

Bedroom 2 11' 5" x 9' 8" (3.48m x 2.94m)

With front aspect, radiator, coved ceiling and power points.

Bedroom 3 9' 5" x 7' 2" (2.87m x 2.18m)

With front aspect, coved ceiling, radiator and power points.

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

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom 9' 3" x 6' 0" (2.82m x 1.83m)

Being fully wall tiled and having a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, tiled flooring and a heated towel rail.

Second Staircase to:

Guest Suite/Bedroom 5 17' 0" x 14' 0" (5.18m x 4.26m)

A dual aspect room including 'Juliette' balcony overlooking the rear garden and having radiator, power points and door to **En-Suite** with a suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and ceiling spot lights.

Outside

The property is approached over a double width driveway providing side by side parking and leads to **Single Garage**, with up and over door, power and lighting. There is a service door into the property and uPVC door to the rear garden. The enclosed rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders. There is a timber recreation room with power lighting and sky T.V point.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155

DISTRICT COUNCIL TAX BAND = D

EPC Rating = C



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



First Floor

Total floor area 191.7 sq.m. (2,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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