



2 Barley Lane
Billinghay, Lincoln, Lincolnshire LN4 4GW

£299,950





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Billingham, Lincolnshire LN4 4GW

Lincoln – 16 miles
Grantham – 24 miles with East Coast rail link to London
Boston – 16 miles

(Distances are approximate)

A well-presented four bedroom detached family house pleasantly situated within a cul-de-sac to this popular residential area. Internally this thoughtfully designed home is enhanced by two reception rooms, conservatory and en-suite to the main bedroom. Outside the property has off street parking, double garage and attractive rear gardens designed with low maintenance in mind. The village centre has a range of shopping, social and sporting facilities including outdoor swimming pool, tennis courts, traditional public houses and COOP grocery store. The Historic city of Lincoln and Georgian market town of Sleaford are both within easy driving distance.

Accommodation

Entrance into the property is gained through a panel door leading into:

Reception Hall

With staircase to the first floor and having tiled flooring, coved ceiling, radiator, power points and door leading to accommodation including:

Cloakroom

With a low-level WC, corner wash hand basin, coved ceiling and tiled flooring.

Living Room

A dual aspect room having cast iron stove set to marble hearth and decorative surround. There is wood effect flooring, coved ceiling, wall lights, radiator, power points and sliding uPVC door to:





Conservatory

Overlooking the rear garden and having wood effect flooring, wall lights and uPVC patio doors to the garden.

Dining Room

With front aspect and having wood effect flooring, coved ceiling, radiator and power points.

Dining Kitchen

A superb room overlooking the rear garden through uPVC patio doors and having a stylish range of fitted units comprising porcelain sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob over electric oven and combination microwave oven, deep walk-in pantry, wall mounted cupboards above with down lighting and filter hood over the hob. There are coved ceilings, tiled flooring, radiator, power points and door to:

Utility Room

With fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are coved ceilings, radiator, tiled flooring and glazed panel door to the rear garden.

First Floor

Landing

With built-in airing cupboard, access to roof space, radiator, power points and door to:

Bedroom 1

With front aspect and having a range of fitted wardrobes to one wall, coved ceiling, radiator, power points and door to **En-Suite**, with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is appropriate wall tiling, coved ceiling, tiled flooring, ceiling spot lights and radiator.

Bedroom 2

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





Bedroom 3

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

Bedroom 4

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

Bathroom

With a cream suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, radiator, appropriate wall tiling, radiator and shaver point.

Outside

The property is approached over a driveway providing off street side by side parking and leads to **Detached Double Garage**. The enclosed rear garden is thoughtfully designed with low maintenance in mind to synthetic lawn with paved borders and raised flower beds. There is paved patio and outside lighting.

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 = 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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Ground Floor



First Floor

Total floor area 139.5 sq.m. (1,502 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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