



## Merryfield House

25 Walcott Road, Billingham, Lincolnshire LN4 4EG

£450,000

**BELL**  
ROBERT BELL & COMPANY



# Merryfield House

25 Walcott Road, Billingham, LN4 4EG

Lincoln – 16 miles

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

Boston – 16 miles

Sleaford – 10 miles

(Distances are approximate)

*kitchen*



Merryfield House is an exceptionally well-presented property providing a wide range of versatile accommodation comprising ground floor bedroom, three further bedrooms upstairs, lounge, home office and a striking 29 feet long living kitchen, with vaulted ceiling and two sets of patio doors to the enclosed garden. This thoughtfully extended home successfully blends traditional build with modern specification fitment including underfloor heating and stylish kitchen and bathrooms. Externally the property is further enhanced by extensive parking, attractive fully enclosed gardens and detached double garage with recreation room that would suit a variety of uses such as gymnasium, games room or even guest bedroom. The shopping and social facilities are all within easy walking distance, within the village of Billingham including CO-OP grocery store, tennis courts, outdoor swimming pool and several traditional public houses. The historic city of Lincoln and the inland resort of Woodhall Spa is also only a short drive away. A viewing of this most appealing home is highly recommended to fully appreciate the accommodation and standard of fitment on offer.

## Accommodation

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

## Reception Hall

With natural light through 'Velux' window and having wood effect Karndean flooring, built-in airing cupboard and doors to accommodation including:





### **Living Kitchen 29' 2" x 14' 1" (8.88m x 4.29m)**

This superb dual aspect room with vaulted ceiling and two sets of patio doors to the rear garden is the 'hub' of the home and an ideal space for family gatherings and more formal entertaining, connecting well with the garden. The kitchen area has an extensive range of stylish fitted units comprising one and a half sink drainer with mixer tap and 'Quooker' instant hot water tap inset to work surface over base units including integral dishwasher and wine chiller. There are wall mounted cupboards above with down lighting, 'Rangemaster' double oven with six ring electric hob, integrated fridge and freezer and larder cupboard to one side. There is flagstone tiled flooring, ceiling spot lights and ample power points.

### **Utility Room 7' 2" x 6' 4" (2.18m x 1.93m)**

With door to rear garden and having one and a half sink drainer inset to work surface over base unit and space with plumbing for washing machine and space for tumble dryer. There are wall mounted cupboards above, tiled flooring and power points. A good room to hang your coats and store your boots.

### **Shower Room**

Being fully wall tiled and having a suite comprising large shower cubicle, pedestal wash hand basin and a low-level WC. There is a wall mounted vanity unit, tiled flooring and 'Velux' window providing natural light.

### **Home Office 8' 0" x 6' 4" (2.44m x 1.93m)**

With garden views, Karndene flooring and power points.

### **Lounge 19' 0" x 13' 6" (5.79m x 4.11m)**

An ideal evening room large enough to accommodate all the family, having open fire place with polished steel surround and pattern glazed tiled inset. There are coved ceilings, tiled flooring, television point, door giving access to staircase and door to:

### **Ground Floor Bedroom 16' 6" x 10' 10" (5.03m x 3.30m)**

A dual aspect room and having a range of full height fitted wardrobes and matching vanity unit, deep built-in understairs cupboard, coving and power points.

### **First Floor**

#### **Landing**

With access to loft, coved ceilings and door to:







### **Bedroom 2 10' 6" x 11' 0" (3.20m x 3.35m)**

With front aspect and having coving and power points.

### **Bedroom 3 13' 7" x 8' 4" (4.14m x 2.54m)**

With front aspect and having a range of full height fitted wardrobes, matching bedside cabinets and overhead storage and power points.

### **Bedroom 4 10' 0" x 8' 1" (3.05m x 2.46m)**

With rear aspect, coving and power points.

### **Bathroom 7' 11" x 7' 10" (2.41m x 2.39m)**

Being fully wall tiled and having a suite comprising corner spa bath, corner shower cubicle, wash hand basin and a low-level WC. There is tiled flooring, ceiling spot lights heated towel rail.

### **Outside**

The property is approached through double five bar timber gates over a gravelled driveway providing ample parking for many vehicles and leads to a **Detached Double Garage 19' 9" x 19' 5" (6.02m x 5.91m)** with two up and over doors, power, lighting, service door to side and door to **Recreation Room 19' 6" x 11' 0" (5.94m x 3.35m)** overlooking the rear garden this superb room would provide a wide variety of uses such a home office, gymnasium, games room etc. There is strip lighting, power points and door to garden. The enclosed rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders.

### **Further Information**

Mains water and electricity with drainage to a private system. Oil fired central heating.

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

DISTRICT COUNCIL TAX BAND = D

EPC Rating = tbc



**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.









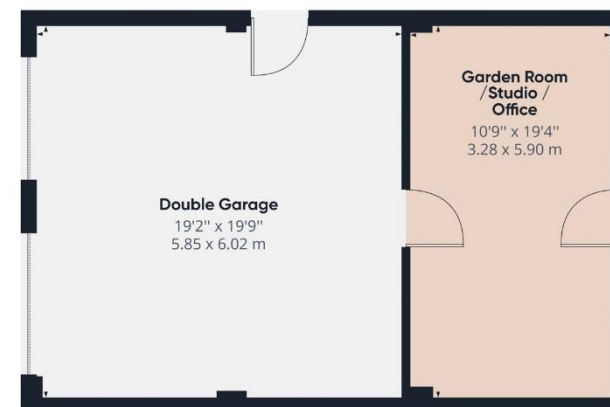
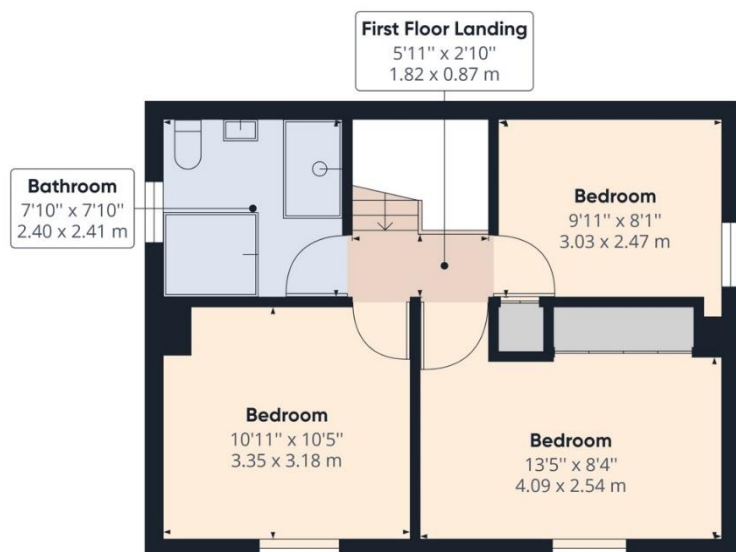
Approximate total area<sup>(1)</sup>

2114.20 ft<sup>2</sup>

196.42 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



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