



Birthorpe Road,
Billingborough



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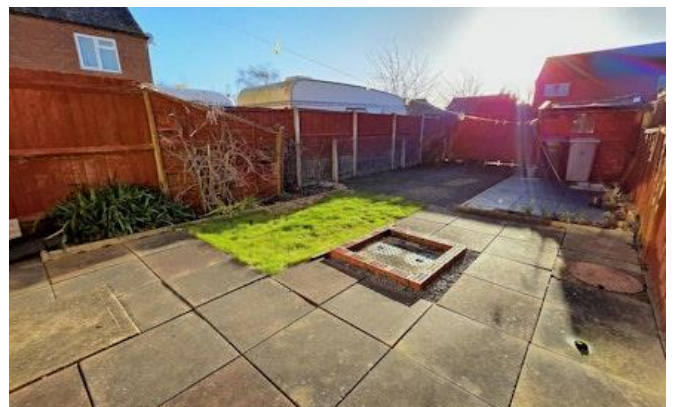
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Shared ownership £88,000

- 55% Shared Ownership
- Terraced House
- Two Double Bedrooms
- Sought After Village Location
- Current Council Tax Band: A
- South Facing Rear Garden
- 45% Rent is £308.36 pm with additional £21.07pm Service Charge
- Leasehold
- EPC rating D



Offered for sale on a 55% shared ownership basis, this well-presented two double bedroom terraced home is located in the popular village of Billingborough and represents an excellent opportunity for first-time buyers. The property benefits from two allocated parking spaces and a south-facing rear garden, while the internal accommodation includes an entrance hall, lounge, kitchen/diner, two double bedrooms and a family bathroom. The lease has recently been extended to 115 years, with the remaining 45% share rented through NCHA at £308.36 per month, plus a service charge of £21.07 per month. A desirable and affordable home in a well-served village—early viewing is recommended.

Entrance Hall

With part glazed Entrance door, further door leading to hall with stairs to 1st floor and electric heater.

Lounge

3.85m x 2.83m (12'7" x 9'4")

With electric heater, TV and BT point, window to front aspect.

Kitchen Diner

2.78m x 4.82m (9'1" x 15'10")

A range of base and eye level units with work surface over, sink with drainer, space for freestanding oven, space and plumbing for washing machine, space for freestanding fridge freezer, two windows and part glazed door to rear garden.



Landing

With stairs taken from Entrance hall and access to loft space.

Bedroom One

2.82m x 3.74m (9'4" x 12'4")

With storage cupboard over stairs, window to front aspect and electric heater.

Bedroom Two

3.81m x 2.73m (12'6" x 9'0")

With built in wardrobe, window to rear aspect and electric heater.

Bathroom

Three piece suite comprising bath, wc, hand wash basin, storage cupboard and window to rear aspect.

Outside

To front with pathway to front door, further area laid to lawn with wall to front. The south facing rear garden offering a generous sized patio area, small area laid to lawn, driveway with double gated access, timber shed and outside tap.

Agents Note

The lease has recently been extended to 115 years, with the remaining 45% share rented through NCHA at £308.36 per month, plus a service charge of £21.07 per month.



Agents Note

These are draft particulars awaiting vendor approval.

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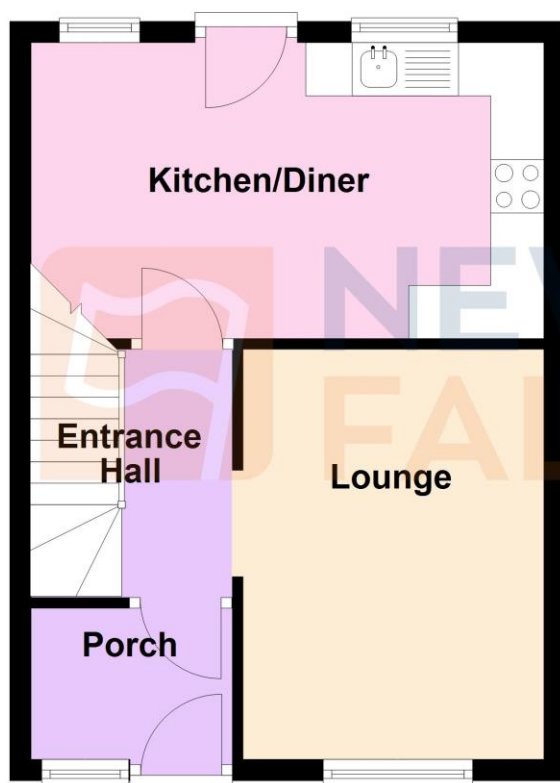
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

Floorplan

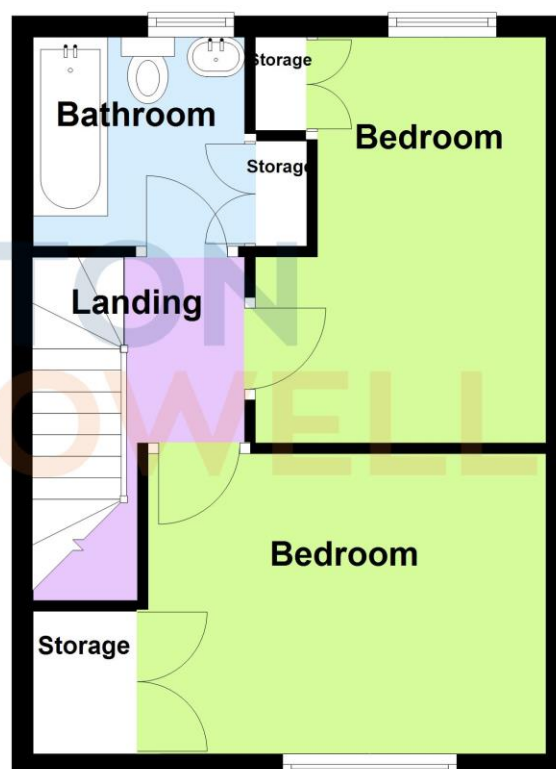
Ground Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 sq. feet)

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