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Fitzwilliam Place, Billingham



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property it must be


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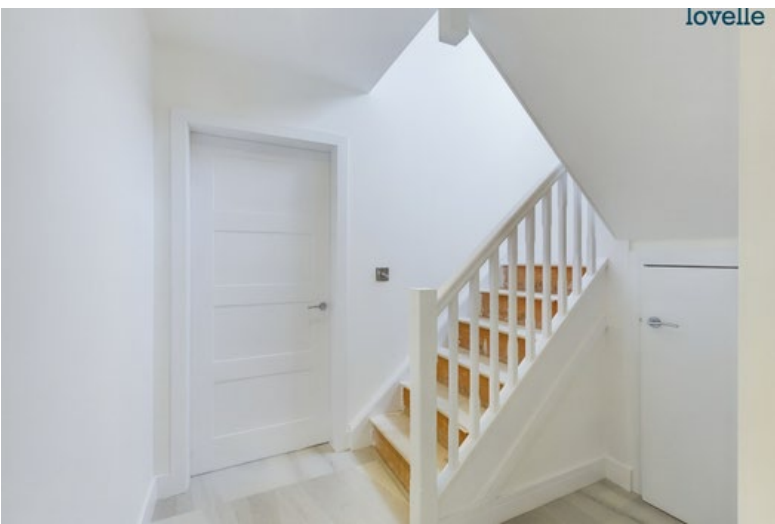
£350,000

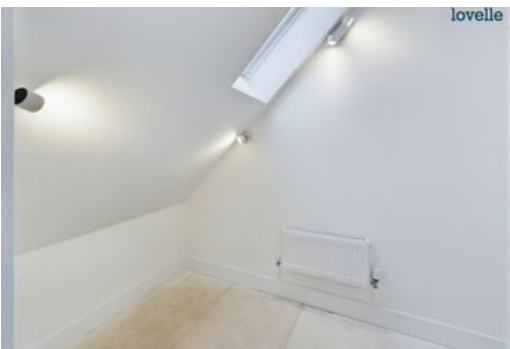
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EXCEPTIONAL NEW BUILD DETACHED 3 BED HOUSE. In popular village location. This spacious and well presented home is finished to a high specification. Comprising Kitchen Dining Room, Lounge, Ground Floor Bedroom 3, Bathroom, 2 Further bedrooms and shower room. LANDSCAPED GARDENS and DRIVEWAY

Key Features

- Exceptional New Build
- Detached House
- Finished to a High Specification
- Kitchen Dining Room, Lounge
- Ground Floor Bedroom, Bathroom
- 2 Further Bedrooms & Shower Room
- EPC rating TBC
- Tenure: Freehold





The Builders have given the buyers a choice of colour of carpets for the ground floor bedroom, lounge and the first floor and the colour of the paint for the walls throughout

Situation

Billinghay is a charming village located in the North Kesteven district of Lincolnshire, England. Nestled in the fertile Fens, the village offers a picturesque blend of rural tranquility and historic charm. With a population of just over 2,000 residents, Billinghay retains a tight-knit community atmosphere that is typical of English countryside settlements.

The village is characterized by its historic architecture, with notable landmarks such as the All Saints' Church. This medieval parish church, with its striking tower, serves as a focal point of the village and is a testament to Billinghay's long history. The village's layout is traditional, with a mix of quaint cottages, farmhouses, and modern residences.

Billinghay boasts several local amenities, including a primary school, a post office, and a variety of shops and pubs. The Billinghay Village Hall is a hub for community events and activities, reflecting the vibrant social life of the village. Residents and visitors can enjoy th

Kitchen Dining Room

3.99m x 6.30m (13'1" x 20'8")

a range of fitted wall and base units, breakfast bar, integrated fridge freezer, electric oven, integrated microwave, 4 ring induction hob, space and plumbing for washing machine, tiled flooring, 2 radiators, storage cupboard, double glazed window to rear aspect, uPVC French doors and composite entrance door

Hallway

3.89m x 2.40m (12'10" x 7'11")

stairs to first floor accommodation, storage cupboard and tiled flooring

Lounge

3.42m x 6.29m (11'2" x 20'7")

2 double glazed windows to front aspect, double glazed window to side aspect and 2 radiators

Ground Floor Bedroom 3

3.10m x 2.95m (10'2" x 9'8")

double glazed window to side aspect, radiator and fitted storage

Bathroom

2.49m x 1.99m (8'2" x 6'6")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, wet room style shower, heated towel rails, fully tiled splash backs, tiled flooring and double glazed windows to side aspect

Landing

3.46m x 2.40m (11'5" x 7'11")

double glazed window to side aspect, radiator and storage cupboard

Bedroom 1

4.30m x 4.13m (14'1" x 13'6")

double glazed window to rear aspect, radiator and velux window

Dressing Room

1.51m x 2.32m (5'0" x 7'7")

velux window and radiator

Bedroom 2

3.47m x 4.15m (11'5" x 13'7")

double glazed window to front aspect, radiator, velux window and storage cupboard

Shower Room

2.70m x 2.33m (8'11" x 7'7")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring, radiator and velux window

Gardens

landscaped gardens, being mostly laid to lawn and paved patio area

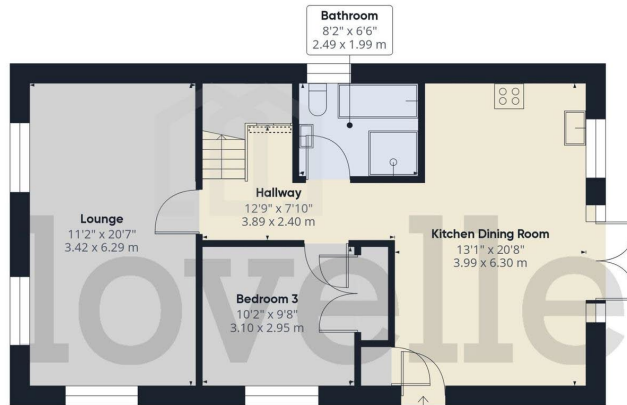
Driveway

Agents Notes

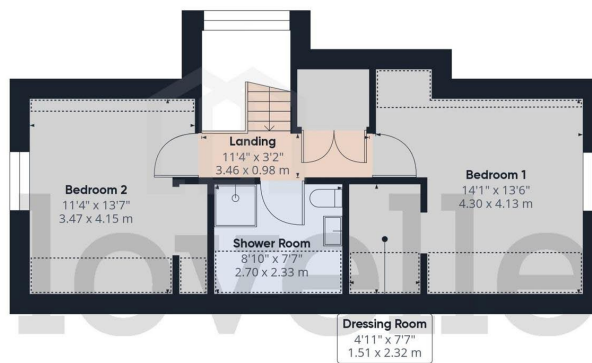
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Ground Floor



Approximate total area[®]

1265.85 ft²
117.6 m²

Reduced headroom

255.09 ft²
23.7 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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