

Stone Haven
Low Street
Billingborough
NG34 0QJ

Guide Price £325,000



Barn Conversion

Utility Room

Separate Shower Room

Fitted Breakfast Kitchen

3 Double Bedrooms

Exposed Stonework

Lounge With Vaulted Ceiling

Bathroom

Lovely Private Courtyard Garden



GENERAL DESCRIPTION:

This is a beautiful barn conversion which features exposed stonework and a gorgeous living room with vaulted ceiling, exposed beams and with bifold doors to the garden.

There is a fully fitted kitchen with appliances, and room for a table, and off this is a utility room.

The property is single storey and has 3 double bedrooms, a bathroom and an additional shower room.

There is a lovely private courtyard garden.

Stone Haven
Low Street
Billingborough
Sleaford
NG34 0QJ



ENTRANCE HALL

With entrance door, radiator, exposed stonework to one wall, central heating thermostat, sealed unit double glazed window to the side.

KITCHEN 14' 5" x 14' 1" (4.4m x 4.3m) Max

With 1½ bowl stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and eye levels, integrated dishwasher, built in oven hob and extractor above, sealed unit double glazed window to the front, underfloor heating, Karndean flooring beneath the carpet.

UTILITY ROOM 10' 10" x 5' 3" (3.3m x 1.6m) Max

With single drainer stainless steel sink unit, range of base units with cupboards and drawers, worktops and eye levels, plumbing for washing machine, cupboard housing oil fired central heating boiler, underfloor heating, light tunnel.

LOUNGE 19' 8" x 13' 5" (6.0m x 4.1m) Max

With feature vaulted ceiling, exposed stonework to one wall, wood burner set on brick hearth, TV point, bifold doors to the garden, underfloor heating.

BEDROOM 1 14' 5" x 9' 2" (4.4m x 2.8m) Max

With sealed unit double glazed window to the front, radiator, 2 x built in wardrobes, TV point.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath with shower attachment to taps, airing cupboard, heated towel rail, sun pipe, shaver point, fully tiled walls, Karndean flooring.

BEDROOM 2 11' 2" x 10' 10" (3.4m x 3.3m) Max

With radiator, sealed unit double glazed window to the front.

REAR HALL

With door to the garden.

BEDROOM 3 14' 1" x 8' 10" (4.3m x 2.7m) Max

With built in wardrobe, radiator, sealed unit double glazed window to the front.

SHOWER ROOM

With low level WC, pedestal wash hand basin, separate shower cubicle, shaver point, heated towel rail, sealed unit double glazed window to the front, Karndean flooring.

OUTSIDE

FRONT GARDEN

To the front of the property there is gravelled parking for a number of vehicles.

REAR GARDEN

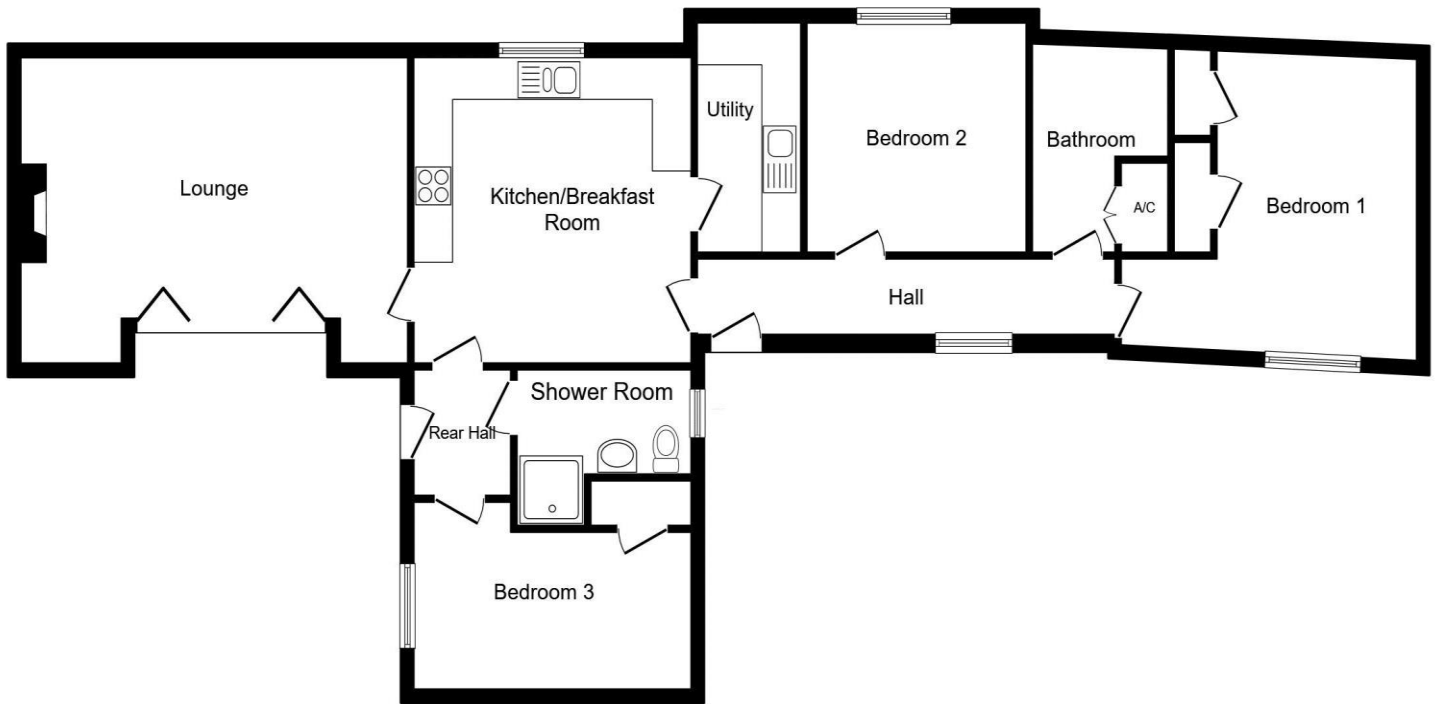
A beautiful courtyard garden with central artificial lawn, and paved surround, pedestrian side access to the front.

WOODEN SHED 8' 10" x 6' 11" (2.7m x 2.1m) Max

Used for storage, and with log store.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For activities relating to regulated mortgages and non-investment insurance contracts, Sharman Quinney Holdings Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221



Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D