

**1 Church Street
Billingborough
NG34 0QG**

£140,000



Period Terraced House

Refitted Kitchen

Courtyard Garden

Central Village Location

Refitted Bathroom

Delegated Parking Space

Fully Renovated

Replacement Double Glazing

NO CHAIN



GENERAL DESCRIPTION:

Recently renovated, and situated in the heart of a popular Lincolnshire village, this is a spacious terraced house which has the benefit of replacement uPVC double glazing, a refitted kitchen and a refitted bathroom, which is upstairs. There are 3 bedrooms, and a small courtyard garden to the rear. To the side of the terrace is an area for car parking. All the village amenities are within walking distance. This property would be an ideal buy to let investment or first time purchase.

**1 Church Street
Billingborough
Sleaford
NG34 0QG**



ENTRANCE HALL With replacement composite entrance door, night storage heater, stairs to first floor.

LOUNGE 25' 3" x 11' 10" (7.7m x 3.6m) Max

With uPVC double glazed window to the front, 2 x night storage heaters, wall lights, pair of uPVC double glazed French doors to the garden.

KITCHEN 10' 6" x 8' 10" (3.2m x 2.7m) Max

Refitted with single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, with worksurfaces and eye level cupboards above, plumbing for washing machine, glass hob with oven under, sealed unit double glazed window to the rear, glazed panel door to:-

REAR PORCH 7' 3" x 4' 11" (2.2m x 1.5m) Max

With uPVC double glazed windows to the side and rear, uPVC double glazed door to the garden, ceramic tiled floor.

LANDING

With access to the loft space, airing cupboard with hot water cylinder and electric immersion heater.

BEDROOM 1 13' 9" x 9' 10" (4.2m x 3.0m) Max

With night storage heater, uPVC double glazed window to the front.

BEDROOM 2 11' 2" x 9' 10" (3.4m x 3.0m) Max

With night storage heater, uPVC double glazed window to the rear.

BEDROOM 3 8' 2" x 7' 10" (2.5m x 2.4m) Max

With night storage heater, uPVC double glazed window to the front.

BATHROOM

Refitted with low level WC, pedestal wash hand basin, panelled bath with Triton electric shower above, heated towel rail, uPVC double glazed window to the rear.

OUTSIDE

REAR GARDEN

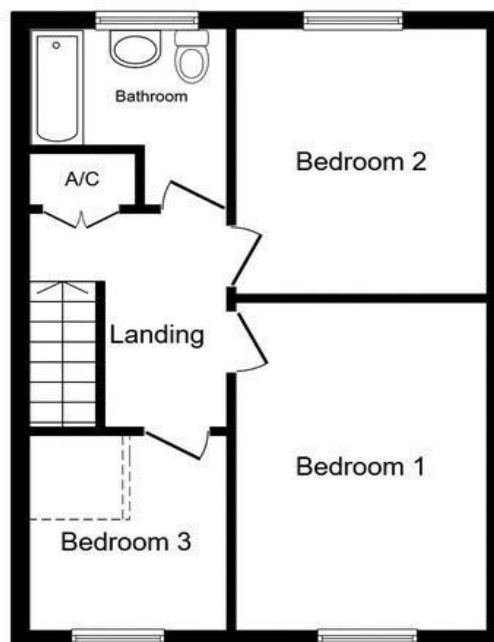
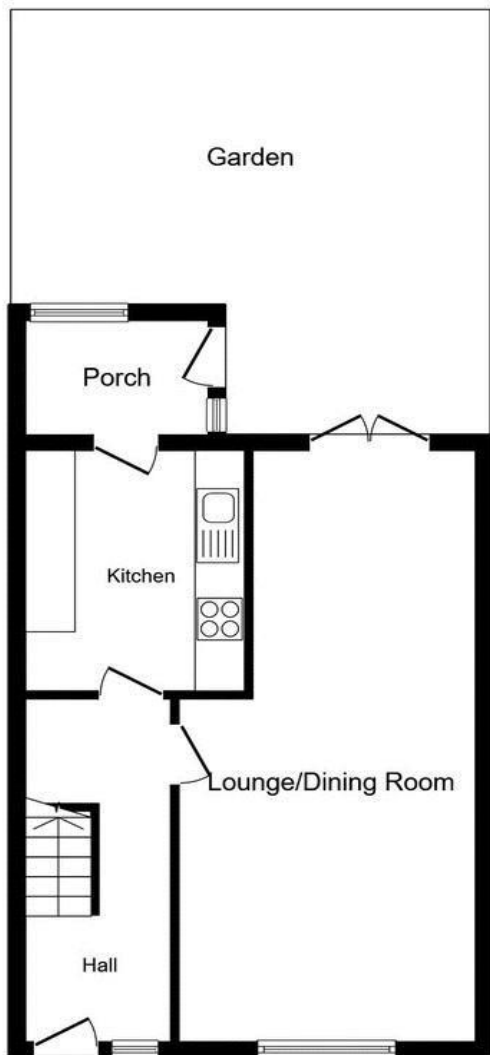
This is a courtyard garden. It should be noted that there is a pedestrian right of way to the rear of the property over the neighbours yard, and similarly over the subject property to the neighbour on the other side.

PARKING

There is a parking area adjacent to the terrace of properties, with space allocated and on the title for the benefit of number 1.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	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 A