

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**  
**Billingham**  
**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**

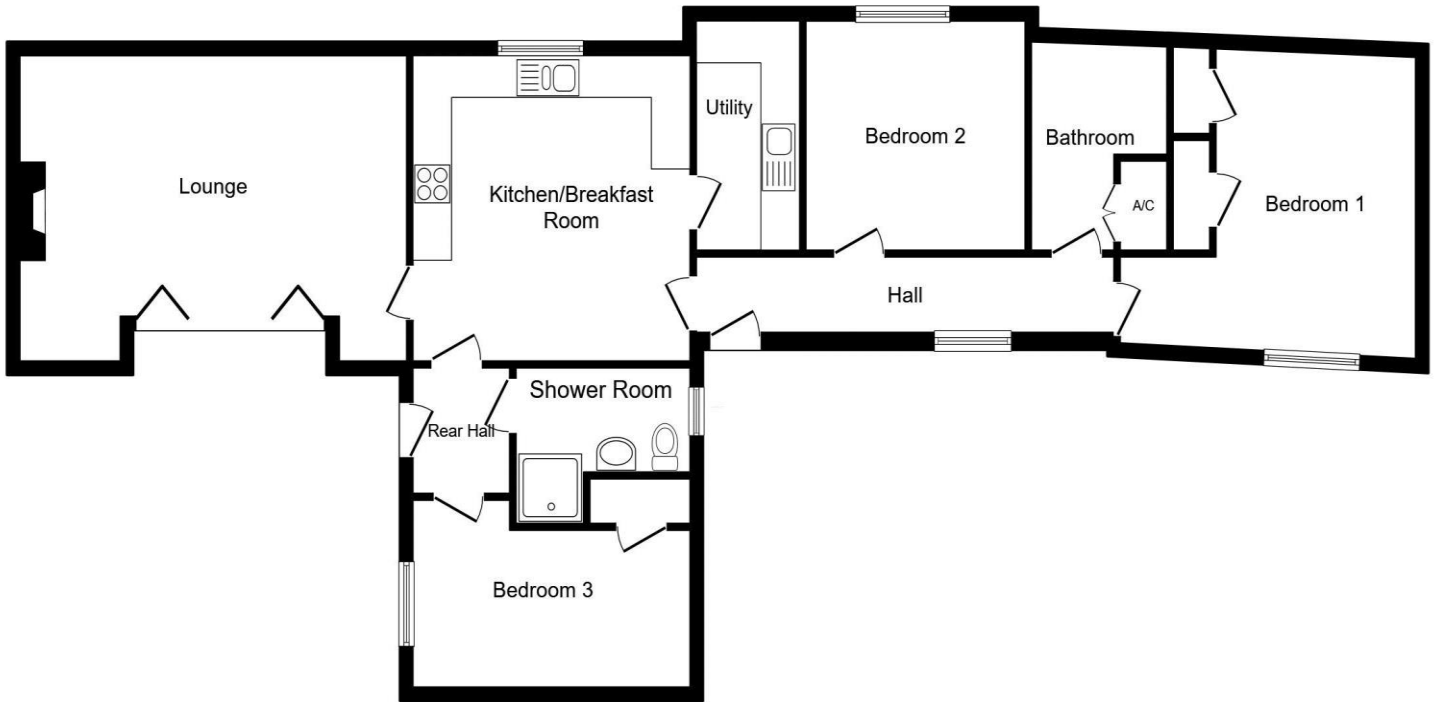
A beautiful courtyard garden with central artificial lawn, and paved surround, pedestrian side access to the front.

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

Used for storage, and with log store.

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Floor Plan

**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