

Church Street

Billingborough NG34 0QG

Guide Price £300,000 - £325000



Individual Detached Bungalow

Ensuite To Master

Separate Dining Room

Non Estate

Central Village Location

Kitchen & Utility

3 Double Bedrooms

Large Lounge With Open Fire

Double Garage





**Poppy Cottage
Church Street
Billingborough
NG34 0QG**

GENERAL DESCRIPTION:

Built out of Ancaster stone in 2000 and occupying a lovely position overlooking the church, this is a large detached bungalow with 3 double bedrooms and an ensuite.

There is a large lounge, a separate dining room, and a kitchen with utility room off it.

In addition to the main bathroom there is a shower room and set behind the bungalow a double garage.

Offered for sale with No Chain, viewing is highly recommended.





ENTRANCE HALL

This is an impressive spacious hallway with sealed unit double glazed entrance door and side screens, cupboard, sealed unit double glazed window to the rear.

SHOWER ROOM

With low level WC, pedestal wash hand basin, shower cubicle, extractor, sealed unit double glazed window to the front, heated towel rail, radiator, fully tiled walls.

KITCHEN 9' 10" x 8' 2" (3.0m x 2.5m) Max

With 1½ single drainer polycarbonate sink unit, range of base units incorporating cupboards and drawers, with worktops and eye levels, radiator, ceramic tiled floor, sealed unit double glazed window to the side, glass hob with electric oven under, archway to:-

UTILITY ROOM 8' 2" x 6' 7" (2.5m x 2.0m) Max

With single drainer polycarbonate sink unit, base and wall cupboards and worktop, plumbing for washing machine, sealed unit double glazed window to the rear, oil fired central heating boiler.

LOUNGE 20' 8" x 12' 6" (6.3m x 3.8m) Max

With feature cast iron fireplace, 3 radiators, 2 x sealed unit double glazed windows to the side, sealed unit double glazed bay window to the front with built in window seating, built in recess display alcove.

DINING ROOM 13' 1" x 10' 2" (4.0m x 3.1m) Max

With radiator, sliding double glazed patio doors to the rear garden.

BEDROOM 1 12' 6" x 12' 6" (3.8m x 3.8m) Max

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

EN-SUITE

With low level WC, vanity wash hand basin, separate shower cubicle with power shower, radiator, extractor, sealed unit double glazed window to the side.

BEDROOM 2 11' 6" x 9' 6" (3.5m x 2.9m) Max

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

BEDROOM 3 11' 6" x 9' 10" (3.5m x 3.0m) Max

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

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath with shower attachment to the taps, heated towel rail, sealed unit double glazed window to the rear, Built in store cupboard.

OUTSIDE

FRONT GARDEN

Set behind dwarf stone wall with inset planters, gated pedestrian side access, block paved driveway providing off road parking for a number of vehicles and access to:-

DOUBLE GARAGE 19' 0" x 17' 9" (5.8m x 5.4m) Max

With up and over door, light and power, pedestrian door to the side, window to the side.

REAR GARDEN

Laid for easy management, with paved area, vegetable plot, greenhouse, shed.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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 E