

***ALLEN CLOSE,  
BILLINGBOROUGH, NG34 0PZ***



***£165,000***

***A spacious Three Bedroom Terraced House located in a quiet cul-de-sac merely steps away from the village centre and its amenities and offered to the market with No Forward Chain. The spacious accommodation benefits from Double Glazing and Electric Heaters and comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Area, Kitchen and Conservatory, and to the first floor there are Three Good Sized Bedrooms and Family Bathroom. Outside there is Off Road Parking to the front (not allocated to individual properties), and the rear garden is fully enclosed and particularly private as it is not overlooked.***

**Directions:**

From our office follow the one way system past the Market Place turning right into Carre street and filter left into Boston Road. Proceed over the level crossings and turn left into Mareham Lane and proceed out of town. At the A52 'T' junction, continue straight ahead into Mareham Lane and at the next 'T' junction turn left into Folkingham Road. Proceed into the village of Billingborough and at the 'T' junction turn right into the High Street. Take the third turning on the left into Allen Close where the property is located on the left hand side.

A double glazed entrance door provides access to the **Entrance Hall** having tiled floor and coved ceiling.

**Cloakroom:**

Being fully tiled and having close coupled w.c, floating hand washbasin with mixer tap, ceiling downlighters, coved ceiling and extractor fan.

**Lounge : 5.00m (16'5") x 3.56m (11'8")**

Having feature electric fire with surround, electric heater, understairs store cupboard and coved ceiling.

**Dining Area: 4.19m (13'9") x 2.49m (8'2")**

Having electric heater, coved ceiling and French doors providing access to the:

**Conservatory: 4.44m (14'7") x 2.03m (6'8")**

Having two wall light points, cold water tap and French doors to the rear garden.

**Kitchen: 3.17m (10'5") x 2.16m (7'1")**

Having matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, space for electric cooker, space and plumbing for washing machine, space and plumbing for a dishwasher, tiled splashbacks, extractor fan and coved ceiling.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm, airing cupboard and coved ceiling.

**Bedroom 1: 4.80m (15'9") x 2.67m (8'9") max**

Having coved ceiling and electric heater.

**Bedroom 2: 3.40m (11'2") x 2.67m (8'9")**

Having coved ceiling and electric heater.

**Bedroom 3: 2.29m (7'6") x 1.93m (6'4")**

Having coved ceiling and electric heater.

**Bathroom: 1.93m (6'4") x 1.90m (6'3")**

Being fully tiled and having close coupled w.c, floating hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over with shower screen, ceiling downlighters, extractor fan and electric chrome towel radiator.



**Lounge**



**Further Aspect**



**Conservatory**



**Kitchen**



**Bedroom 1**

**Outside:**

To the front of the property are parking bays which are not allocated to this specific property. The remainder of the front has a resin drive for ease of maintenance and a paved path leads to the front door with an external light. The **Rear Garden** is laid to artificial grass with a resin patio area, all enclosed by a combination of brick walling and timber fencing. A gate provides access to the rear passageway.

**Agents' Note:**

There is a Tree Preservation Order on the tree in the garden.

Council Tax Band A.



**Bedroom 2**



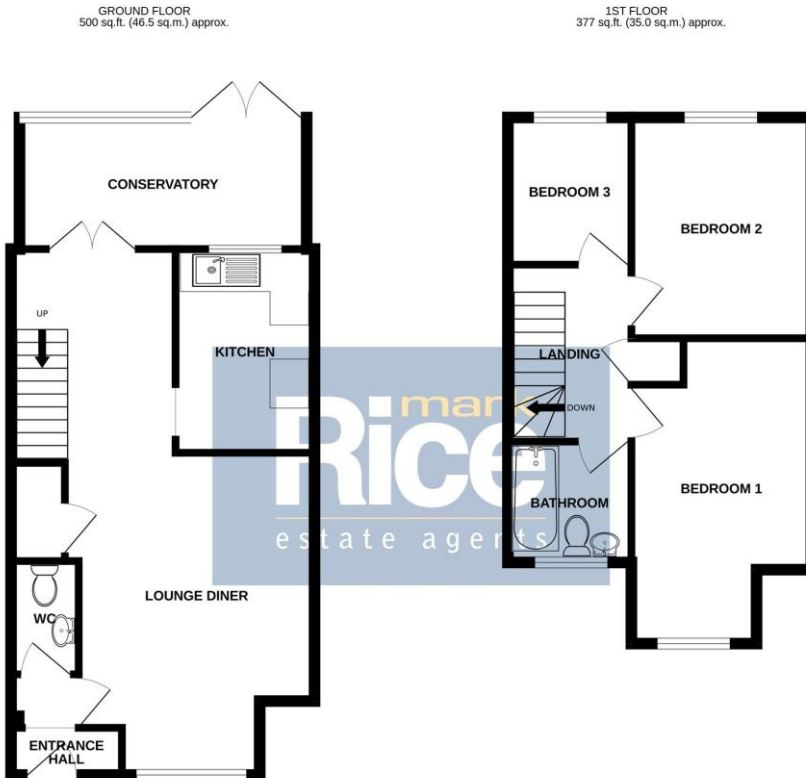
**Bedroom 3**



**Bathroom**



**Further Front Aspect**



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Rear Garden**

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 18/2/26*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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