



High Street, Billingborough Sleaford NG34 0QA

welcome to

High Street, Billingborough Sleaford

An end-terraced house in the heart of the popular village of Billingborough, offering spacious accommodation throughout briefly including multiple reception rooms, two bathrooms and double bedrooms. The property has an enclosed rear garden and driveway to the front. NO ONWARD CHAIN.



Dining Room

13' 6" x 14' 5" (4.11m x 4.39m)

Featuring an open fireplace, radiator and window.

Kitchen

17' 9" x 8' 11" (5.41m x 2.72m)

Fitted with a range of wall and base units with work surfacing, single drainer sink, double oven, hob, extractor, space for fridge freezer, radiator and three windows.

Lounge

11' 10" x 11' 7" (3.61m x 3.53m)

There are stairs rising to the first floor, understairs cupboard, radiator and window.

Conservatory

9' 6" x 13' (2.90m x 3.96m)

Having windows, radiator and door to the garden.

Utility

10' 11" x 6' 3" (3.33m x 1.91m)

Having a window.

Ground Floor Shower Room

Fitted with a shower, wash hand basin, WC and window.

First Floor Landing**Bedroom One**

13' 3" max x 13' 2" max (4.04m max x 4.01m max)

There are cupboards in the eaves, radiator and window.

Bedroom Two

14' 6" max x 7' 11" (4.42m max x 2.41m)

Having a radiator and window.

Bathroom

10' 2" x 10' 2" (3.10m x 3.10m)

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator and window.

Outside Front

To the front of the property there is a gated driveway.

Rear Garden

The south facing rear garden has a lawn, seating area and oil tank.



view this property online williamhbrown.co.uk/Property/SNH112496



welcome to

High Street, Billingborough Sleaford

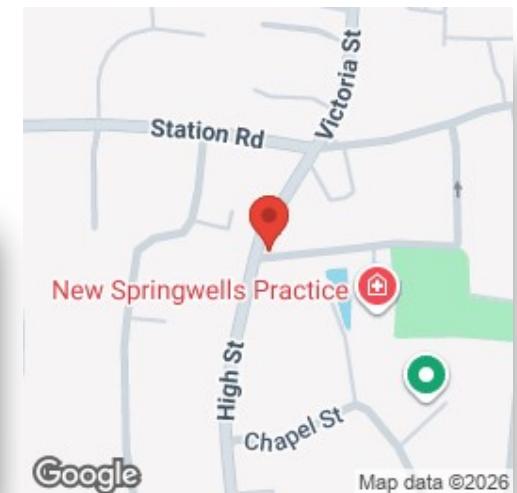
- Over 1000 sq ft
- Three reception rooms
- Downstairs shower room
- Enclosed garden and driveway
- Walking distance to amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers in excess of

£170,000



view this property online williamhbrown.co.uk/Property/SNH112496

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SNH112496 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk