



82 High Street, Billingborough, NG34 0QD

£195,000

- Charming period cottage situated on the sought-after High Street in Billingborough.
- Characterful accommodation including a cosy lounge with multi-fuel stove.
- Spacious kitchen/dining room, plus utility room and ground floor WC.
- Two generous double bedrooms and a well-appointed family bathroom.
- Beautifully established gardens with a sandstone patio, mature trees, fruit trees and expansive lawn.
- Detached garage/workshop and gated off-road parking, offering excellent versatility and convenience.

Nestled on the High Street in the sought-after village of Billingborough, this delightful period cottage is brimming with charm and character and simply must be viewed to be fully appreciated.

The accommodation comprises an inviting entrance hall with useful built-in storage, leading through to a cosy lounge featuring a charming multi-fuel stove. Beyond is a spacious kitchen/dining room, together with a practical utility room and ground floor WC. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom.

Outside is where this charming cottage truly comes into its own. A generous sandstone patio provides the perfect space for outdoor entertaining, overlooking beautifully established gardens with mature trees, fruit trees, well-stocked borders and an expansive lawn. The garden also benefits from a substantial detached outbuilding incorporating a garage and workshop, offering excellent versatility for storage, hobbies or a home office (subject to any necessary consents). To the rear, gated access provides ample off-road parking, completing this exceptional outdoor space.

Entrance Hall

Composite glazed entrance door, tiled flooring, built in storage cupboard with fitted shelving, door to lounge.

Lounge 12'0" x 14'3" (3.66m x 4.36m)



PVC triple glazed window to front with built in shutters, PVC double glazed window to side, exposed ceiling beam, built in alcove storage, inset cast iron multi fuel stove with exposed brick chimney breast and hearth. Door to kitchen.



Kitchen/Diner 11'9" x 13'5" (3.60m x 4.11m)



Window and door to rear, recessed spot lighting, laminate flooring. Fitted with a matching range of base and eye level units with roll edge worktop space and tiled splashbacks, four ring induction hob with electric oven and grill under, ceramic sink and drainer with chrome mixer tap over, integrated dishwasher, space for fridge freezer.



Utility Room 5'1" x 14'11" (1.56m x 4.56m)



Double glazed door and windows to rear, tiled flooring, fitted base unit, worktop space and ceramic sink and drainer with chrome mixer tap, space and plumbing for washing machine and tumble dryer, door to WC.

WC

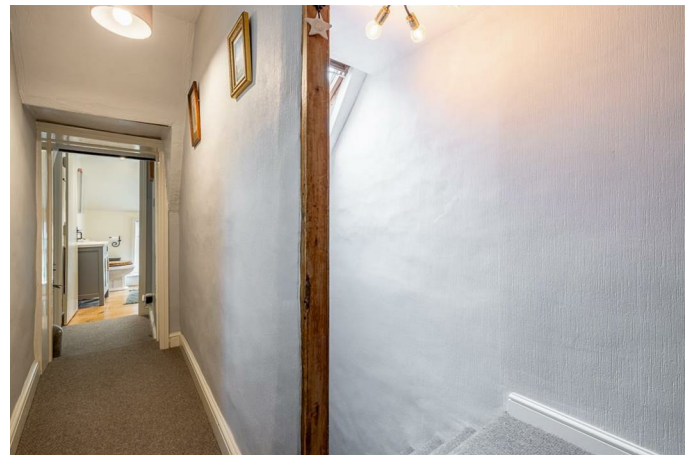
PVC double glazed window to side, vinyl flooring, fitted toilet, electric bar heater.

Study 8'8" x 3'11" (2.65m x 1.20m)



Window to rear, vinyl flooring.

First Floor Landing



Velux window, doors to bedrooms and bathroom.

Bedroom 1 12'0" x 11'10" (3.68m x 3.61m)



PVC triple glazed window to front with built in shutters, loft access, electric radiator.



Bedroom 2 12'0" x 10'4" (3.68m x 3.17m)



PVC double glazed window to rear, feature fireplace, built in wardrobe, electric radiator. Loft access.

Bathroom 9'1" x 7'1" (2.79m x 2.16m)



PVC double glazed window to rear, loft access, recessed ceiling spotlights, exposed floor boards,

built in airing cupboard with hot water cylinder, fitted shelves, extractor fan. Fitted pannelled bath with antique mixer tap and shower attachment and glass screen, close coupled toilet, ceramic wash hand basin set in vanity unit with built in storage and mixer tap.

Outside



Outside, the gardens are a real highlight of the property, offering a variety of spaces to enjoy. A gravelled area leads to a charming block-paved courtyard with a small ornamental pond, before continuing through a wooden gate to a generous sandstone patio, ideal for outdoor dining and entertaining. The patio also benefits from shared gated access and provides space for off-road parking if required. Pathways meander through the beautifully established gardens, leading to a further patio seating area, greenhouse, mature fruit trees, well-stocked borders and an expansive lawn. The garden is complemented by a substantial detached outbuilding incorporating a garage and workshop, offering excellent versatility for storage, hobbies or a home office (subject to any necessary consents).



Property Postcode

For location purposes the postcode of this property is: NG34 0QD

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No

Property construction: Brick built
Electricity supply: Octopus Energy
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Electric heating
Heating features: Wood/Multi Fuel Burner
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: On street parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the Local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D65

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

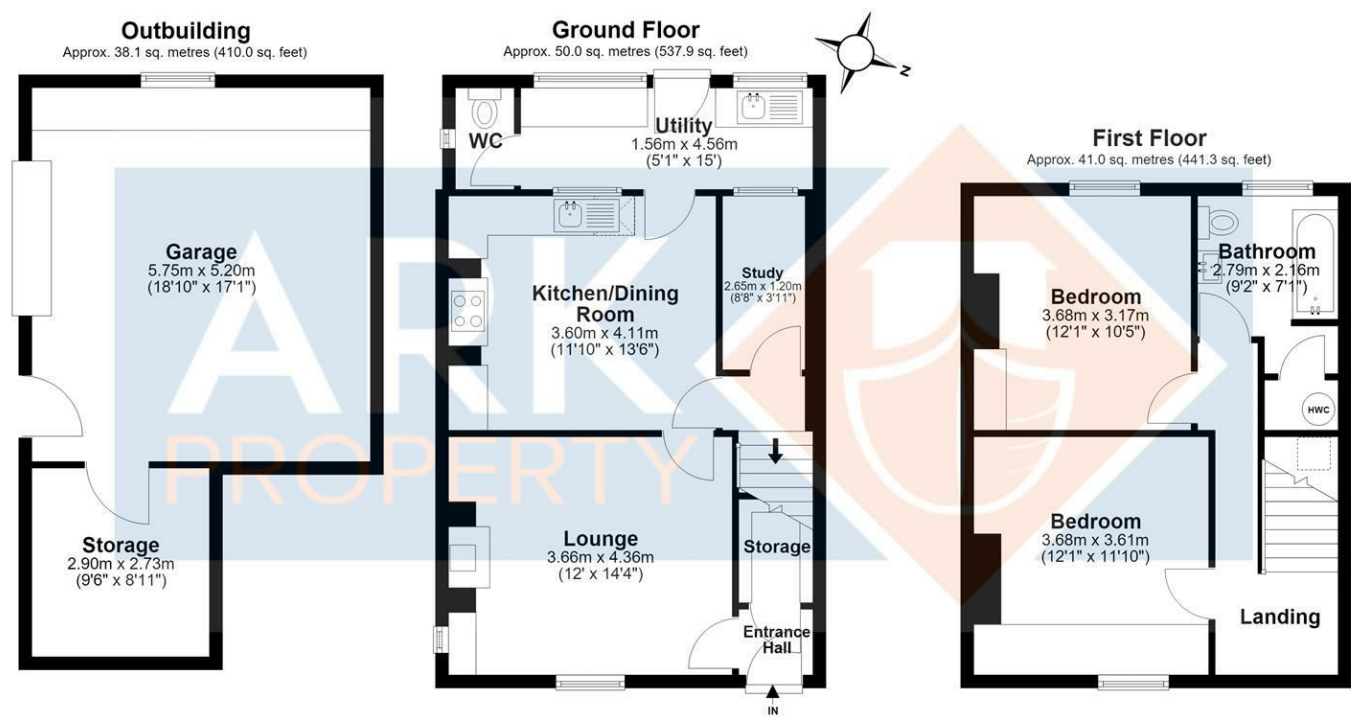
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Floor Plan



Total area: approx. 129.1 sq. metres (1389.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

