

**WATERSIDE  
BILLINGHAY LN4 4BU**



**£485,000**

*Located on the Southern fringe of the village with view across countryside, an Individually Designed and Particularly Spacious 4 Bedroom Detached House with Double Garage. The property is located within walking distance of the village centre and a Non-Estate Setting within grounds of approximately 1/4 Acre. The property is fully double glazed and benefits from ground source heat pump central heating to the full and spacious accommodation which comprises Reception Hall with galleried landing overlooking the hall, 23'8" x 19'10" Dining Kitchen with Patio Doors opening on to the Garden, Lounge with Bi-Fold Doors to Garden, Study, Utility Room, Cloakroom, Four Double Bedrooms to the first floor with Ensuite to the Master Bedroom, and Family Bathroom with Separate Shower. There is more than Ample Parking to the front provided by a Gravelled Drive leading to the Double Garage with electric roller doors. The remainder of the gardens are lawned with a large patio and terraced to further enhance the views and leading to the river. Only from viewing can the size of gardens, together with its unique and enviable position on the edge of the village be fully appreciated.*

**Location:**

*Billingham is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, outdoor swimming pool, and has amenities to cater for most day to day needs.*

**Directions:**

*Travelling from Sleaford on the A153 road, pass through the villages of Anwick and North Kyme, and head towards Billingham. Take the first turning on the left and over the bridge into High Street and turn immediately left again into Waterside where the property is located on the left hand side as indicated by our 'For Sale' board.*

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*Composite double glazed door provides access to the Reception Hall having understairs cupboard, tiled floor, and galleried landing overlooking the hall.*



**Lounge: 5.33m (17'6") x 3.89m (12'9")**

*Having bi-fold doors to the rear garden, multi fuel burner with feature brick surround with oak mantle, 4 wall light points, and coved ceiling.*



**Study: 3.89m (12'9") x 2.46m (8'1")**

*Having coved ceiling.*



**Dining Kitchen: 7.21m (23'8") x 6.05m (19'10")**

Having a range of wall and base units with worktop over, 1 1/2 bowl stainless steel inset drainer sink with mixer tap, tiled splashbacks, tiled floor, a range of integrated appliances including electric oven, ceramic electric hob with unit matching cooker hood over, fridge freezer, microwave, and dishwasher, tiled splashbacks, island unit with power, French doors to the rear garden, downlighters, two wall light points, recess for television, and coved ceiling.



**Utility Room: 3.25m (10'8") x 2.21m (7'3")**

Having double glazed side entrance door, base unit with worktop, single stainless steel inset drainer sink with mixer tap, space and plumbing for washing machine, and tiled floor.



**Cloakroom:**

Having low level w.c, floating hand washbasin with mixer tap, tiled splashbacks, tiled floor.

Stairs from the reception hall provide access to the **Galleried First Floor Landing** having airing cupboard with radiator.

**Bedroom 1: 4.34m (14'3") x 3.78m (12'5")**

Having built-in wardrobes to one wall comprising two single wardrobes, one double wardrobe, and two half wardrobes with drawers, coved ceiling, and radiator.



***En-suite:***

*Being fully tiled and having low level w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed monsoon shower, chrome towel radiator, and extractor fan.*



***Bedroom 2: 3.89m (12'9") x 2.92m (9'7")***

*Having coved ceiling and radiator.*



***Bedroom 3: 3.35m (11'0") x 3.17m (10'5") max***

*Having built in wardrobes with drawers, coved ceiling and radiator.*



***Bedroom 4: 3.23m (10'7") x 3.00m (9'10")***

*Having loft access, coved ceiling and radiator.*



**Bathroom:**

Being 1/2 tiled and having low level w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and shower attachment, separate shower cubicle with mains fed shower, chrome towel radiator, extractor fan and coved ceiling.



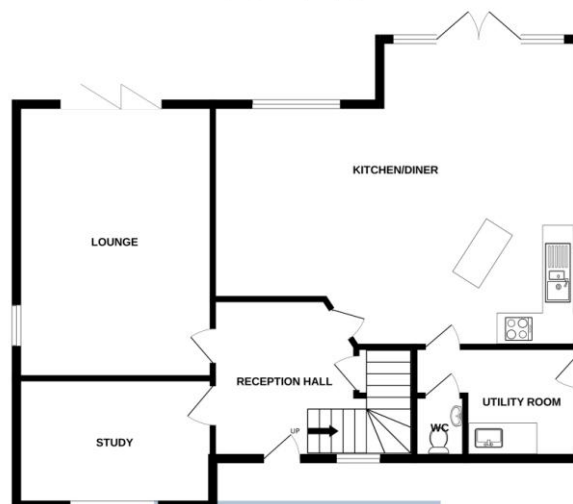
**Outside:**

The front gardens are enclosed by a brick wall boundary with a double opening five bar gate providing access to the gravelled parking areas which approach the **Double Garage 5.44m (17'10") x 5.41m (17'9")** having electric roller door, side personnel door, light and power points, loft storage with part boarded loft. An external 13amp power point is fitted to provide power to the front. The remainder of the front gardens are laid to lawn leading down the side of the property approaching the rear garden. The rear gardens are South facing providing a sun trap patio area and laid mostly to lawn for ease of maintenance with well stocked borders and retaining wall with arch providing access to the lower gardens which again are laid to lawn and lead to the river.

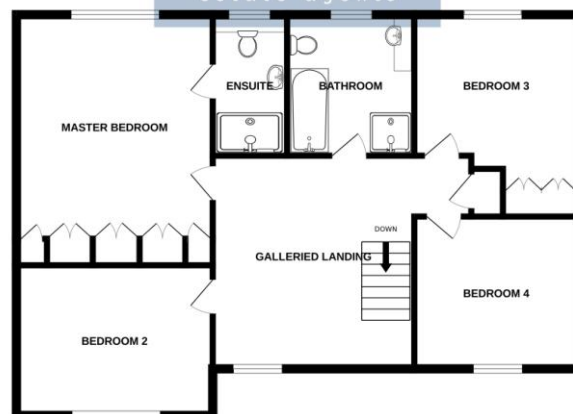


**Council Tax Band: E**

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



**mark**  
**Rice**  
1ST FLOOR  
847 sq.ft. (78.7 sq.m.) approx.  
estate agents



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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**Agents 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 18/01/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**