

Birthorpe Road, Billingborough, Sleaford, NG34 0QS



Asking Price £340,000 Freehold



Nestled on Birthorpe Road in the charming village of Billingborough, Sleaford, this delightful semi-detached house, dating back to before 1900, offers a perfect blend of character and modern convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The residence boasts three generously sized double bedrooms, ensuring comfort for all family members or guests. The two modern shower rooms are a notable feature, providing contemporary facilities that cater to the needs of a busy household. The large utility room adds practicality to daily living, while the conservatory invites natural light and offers a serene space to enjoy the garden views. It offers Oil fired central heating with radiators to all rooms and double glazing with an EPC of: E

For those with multiple vehicles, the property includes parking for many, a rare find in such a desirable location. Furthermore, the convenience of being within walking distance to various amenities enhances the appeal of this home, making daily errands and leisure activities easily accessible.

This property is a wonderful opportunity for anyone seeking a blend of historical charm and modern living in a friendly community. With its spacious layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

Location Location Location

Billingborough is a well serviced village with many amenities such as local Co-Op food store, fire station, great pubs, fish and chip shop, pizza place, primary school, cricket club, skate park and within easy access to Grantham, Sleaford, Boston and Bourne.

Hall



The property is entered through a wooden door having top glass panel for natural daylight, entrance matting, cupboard with consumer unit, low level wooden paneling.

Reception Hall 18'0" x 6'0"



Entered from the entrance hall having a curtain rather than a door, staircase leading to first floor landing, wooden low level paneling extending up the staircase, pendant lighting, carpeted flooring, doors to kitchen and living room.

Living Room 12'10" x 14'2"



Bay window to front, fireplace surround with electric fire, a feature beam on the ceiling, a large opening into the dining end of the room giving it an large open plan feel, carpeted flooring and pendant lighting.

Dining Room 11'6" x 12'6"



Chimney breast with built in book case to the left side, wooden glazed doors leading into the conservatory, carpeted flooring and pendant lighting.

Kitchen 14'9" x 9'7"



An internal window to the side over looking into the conservatory, tiled flooring, modern kitchen units featuring corner carousel unit soft close drawers large pan drawers, quartz worktops with matching up-stands, one and half bowl composite sink with mixer tap, spot lighting, integrated fridge freezer, double electric oven, ceramic hob and extractor hood above.

Conservatory 31'4" x 8'11"



Windows to side and end elevations, two skylights, internal doors leading to utility, W.C., kitchen. External UPVC double doors to the garden patio area, a single glazed door at the far end to the rear garden and laminate flooring.

Utility 12'2" x 9'7"



A very large utility room with vinyl flooring, space for

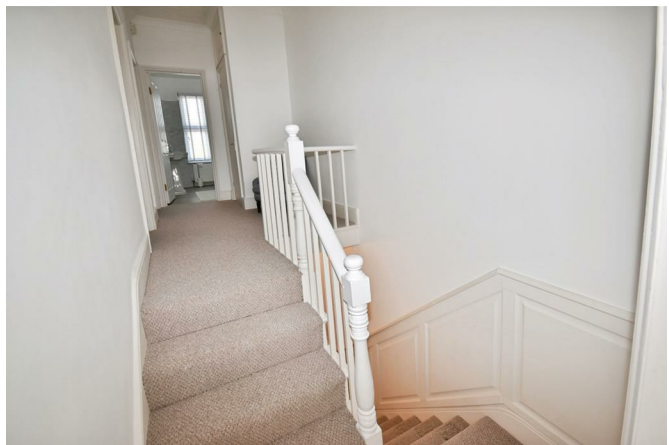
many appliances laminate worktops with sink and mixer tap, plumbing for washing machine, a range of base units for storage and wall shelving, two fluorescent strip lights on the ceiling, loft hatch and additional consumer unit.

WC



Large storage cupboard with shelving, close coupled toilet, pedestal sink, tiled flooring and low level tiled walls.

Landing



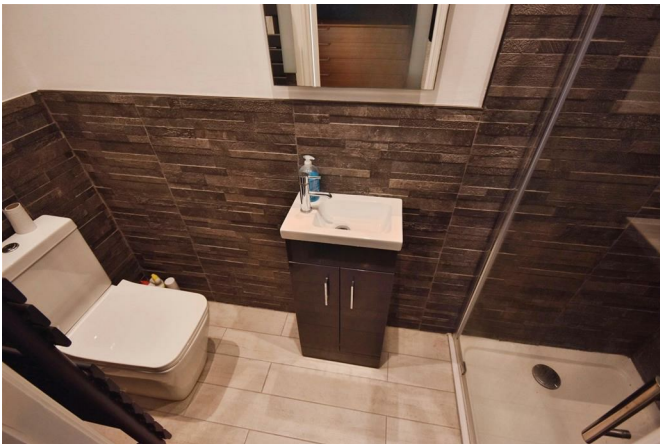
A split landing with carpeted flooring, pendant lighting and airing cupboard housing hot water tank.

Bedroom 1
12'2" x 9'7"



Window to front, chimney breast with feature alcove to the left, carpeted flooring, pendant lighting and door to en-suite.

En-suite
8'11" x 2'11"



A recently added modern en-suite shower room with tiled flooring, grey heated towel rail, low level wall tiling, close-couple toilet, pedestal sink with mono chrome tap and vanity unit storage underneath, shower cubicle with rainfall shower and extractor in ceiling above.

Bedroom 2
12'2" x 12'2"



Window to the rear, carpeted flooring and pendant lighting.

Bedroom 3
14'9" x 9'10"



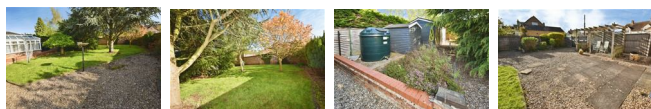
Window to rear and side, carpeted flooring, slight slope to two ceiling elevations and pendant lighting.

Bathroom



A modern bathroom with window to the front with frosted glass, vinyl click flooring, 1800cm long shower cubicle with mermaid boarding to all walls, glass enclosure with rainfall and hand-held shower assembly, close coupled toilet, Victorian style ornate sink, mirrored medicine cabinet, chrome heated towel rail and three spots lights in the ceiling.

Outside



The front along the pathway there is a dwarf wall with pillars and wrought iron railings with a wrought iron entrance gate and pathway leading to the front door. The front garden is laid to lawn with some perimeter shrubbery.

The back garden is a good size with the rear section being laid to lawn with mature trees and the front area being laid to gravel and paving slabs, offering a seating area with pergola, a large and smaller shed at the rear with the oil tank situated in-front.

Driveway



The driveway is laid to gravel and is large enough for several vehicles having double gates into the rear garden for further parking should this be required, the plot is large enough should future buyers wish to erect a garage (subject to any necessary planning). Attached to the house is a small boiler room with vertical flue housing the oil fired boiler.

Additional information

There is the option to purchase any furniture desired in the property by extra negotiation.

Financial Services

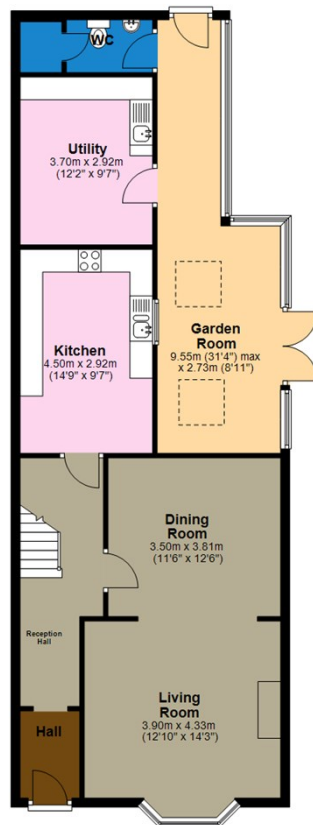
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)

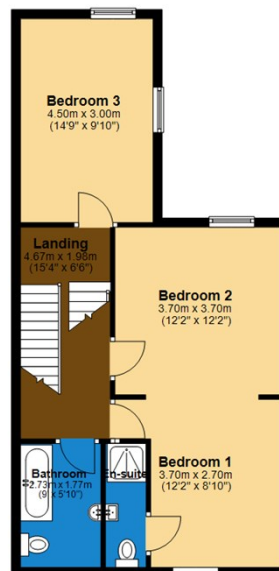


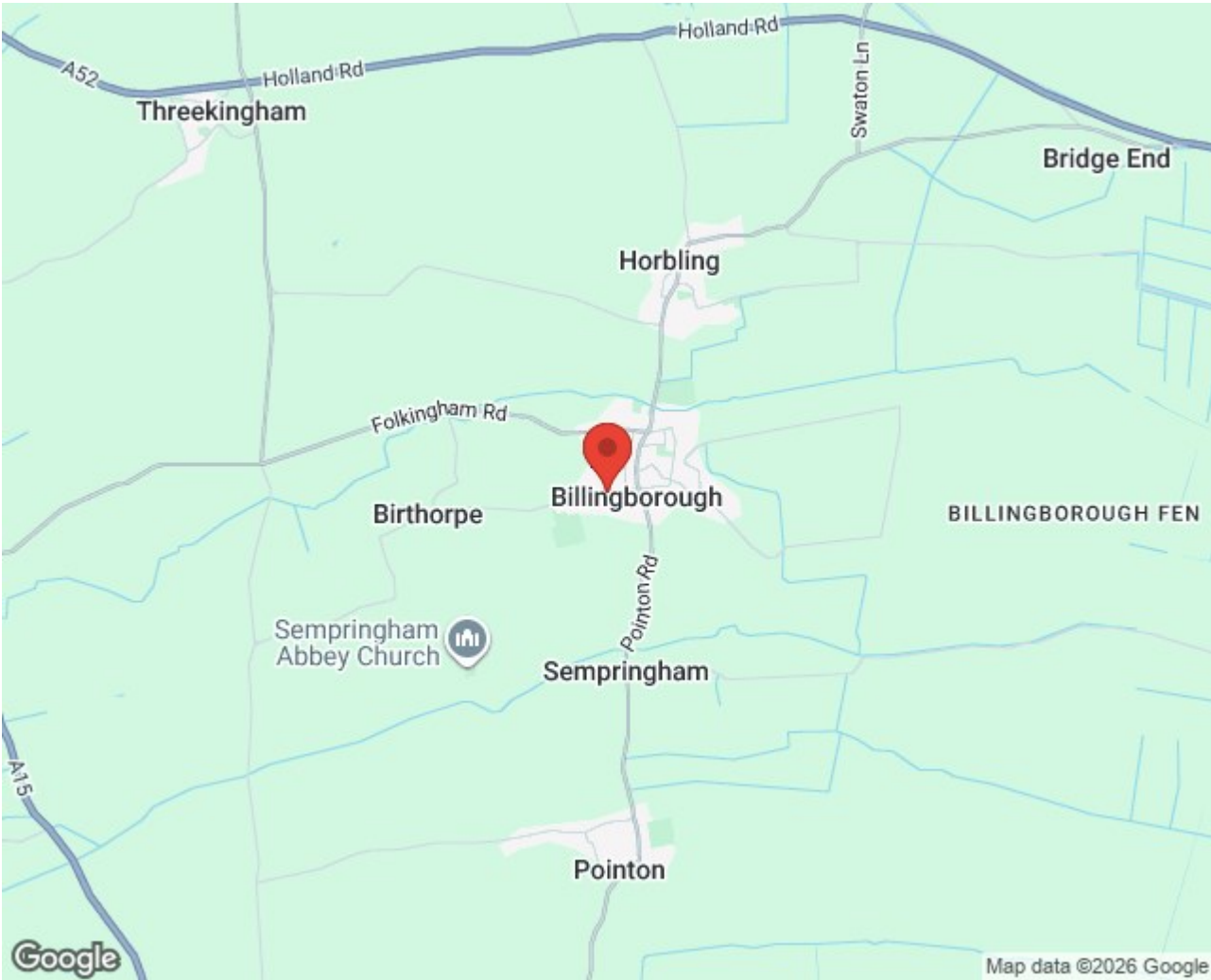
Total area: approx. 148.6 sq. metres (1599.2 sq. feet)

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Plan produced using PlanUp.

First Floor

Approx. 55.7 sq. metres (599.4 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	