



High Street, Billingham  
£180,000



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## Key Features

- Three Double Bedroom Semi-Detached House
- Large South West Facing Rear Garden
- Immaculately Presented Throughout
- One Bedroom/Office and Shower Room Downstairs
- Non Standard Construction
- Popular Village Location
- EPC rating TBC
- Current Council Tax Band A





Situated within walking distance of Billingham village centre, this non-standard construction three-bedroom semi-detached home occupies a generous plot and enjoys a fantastic south-west facing rear garden. Offering versatile accommodation throughout, the property is ideal for a range of buyers and must be viewed to appreciate the space on offer.

To the front is a well-maintained lawned garden alongside a large driveway providing ample off-road parking and leading to a single garage. Inside, a spacious entrance hall benefits from two storage cupboards and provides access to the downstairs bedroom, which could also be utilised as a home office, together with the ground floor shower room.

The generous lounge diner is a real feature of the property, offering a fireplace, fitted storage cupboards, an additional storage cupboard and patio doors overlooking the rear garden. The kitchen is fitted with a range of units and benefits from an integrated fridge freezer, slimline dishwasher, eye-level double oven, four-ring gas hob, space for a washing machine and a door leading outside.

Upstairs, the landing offers a further storage cupboard and access to two double bedrooms, both overlooking the rear garden and benefitting from built-in storage.

The south-west facing rear garden is undoubtedly a highlight, with a generous patio area leading onto a mainly lawned garden, complemented by a variety of established flowers and shrubs, creating an attractive outdoor space to enjoy throughout the year.

#### Entrance Hall

#### Lounge

3.28m x 7.55m (10'10" x 24'10")

#### Kitchen

2.92m x 3.86m (9'7" x 12'8")

#### Bedroom/Office

3.2m x 3.26m (10'6" x 10'8")

#### Shower Room

1.71m x 2.17m (5'7" x 7'1")

#### Landing

#### Bedroom One

4.66m x 3.26m (15'4" x 10'8")

#### Bedroom Two

4.66m x 3.52m (15'4" x 11'6")

## Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

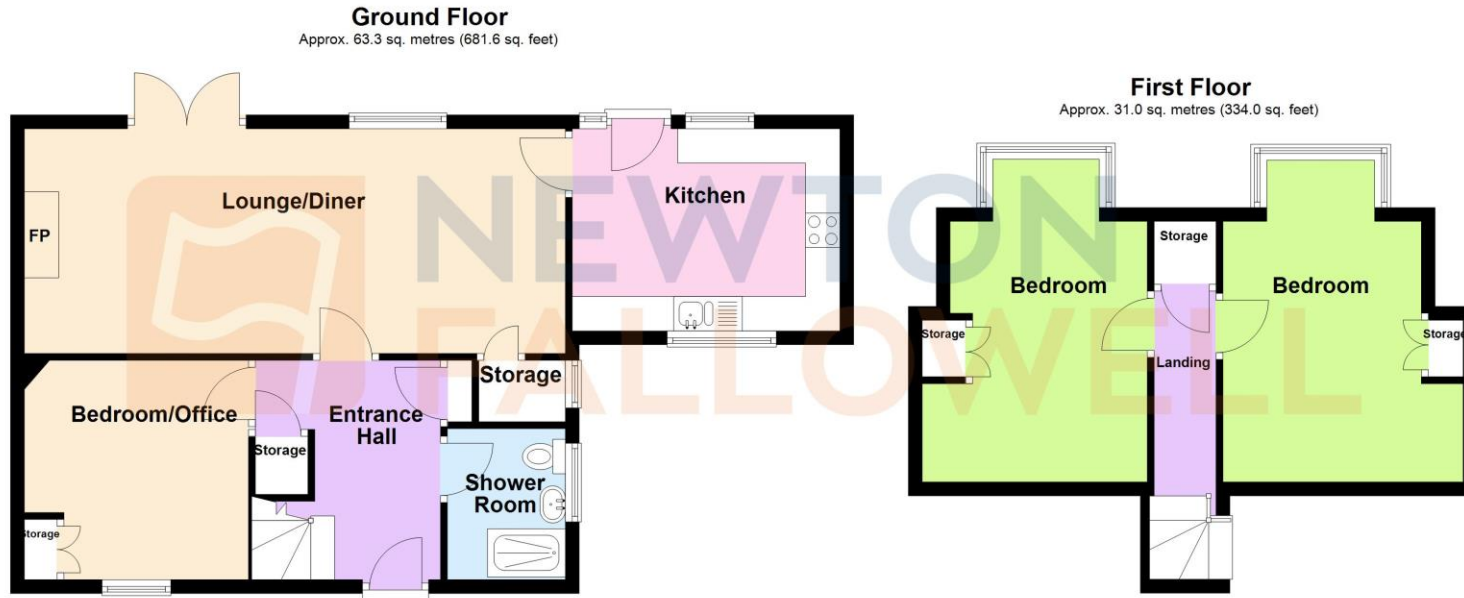
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# Floorplan



Total area: approx. 94.3 sq. metres (1015.5 sq. feet)  
131 High Street, Billingham



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