

Sampey Way,Billingborough Sleaford NG34 0NN

william h brown

welcome to

Sampey Way, Billingborough Sleaford

Spacious semi-detached townhouse offering fantastic accommodation over three floors. Featuring generous living space, modern kitchen, master bedroom with en-suite, driveway, garage and enclosed rear garden with newly laid patio. An ideal home for first-time buyers and growing families.













Entrance Hall
Having a radiator and vinyl flooring throughout.

Cloakroom
The cloakroom features a modern white WC and wash hand basin, with a radiator and side-aspect window providing natural light. The room is finished with vinyl flooring.

Lounge
The lounge features a rear-aspect window and patio door, with useful under-stair storage. An electric fire provides a focal point, while the room is carpeted throughout and benefits from a tv point.

Kitchen
The kitchen is fitted with a range of wall and base units, incorporating an electric oven, induction hob and sink. There is space for a fridge freezer, along with a radiator and TV point. Vinyl flooring completes the room.

First Floor Landing
The first-floor landing is carpeted throughout and features a radiator.

Bedroom One
Bedroom one features a Velux window providing natural light, built-in wardrobe storage and a useful cupboard in the eaves. The room is carpeted throughout and benefits from a radiator and TV point.

En-Suite
The en-suite features a shower, WC and wash basin, with a rear Velux window providing natural light. A useful storage cupboard adds practicality, while tiled flooring and a heated towel rail complete the room.

Bedroom Two
Bedroom two features rear-aspect windows providing plenty of natural light, along with a TV point and radiator. The room is carpeted throughout for a comfortable finish.

Bedroom Three
Bedroom three features front-aspect windows providing natural light, with a radiator and carpeted flooring throughout.

Bedroom Four
Bedroom four features a front-aspect window providing natural light, along with a radiator and carpeted flooring throughout.

Bathroom
The family bathroom features a bath, WC and wash basin, with a front-aspect window providing natural light. A radiator and practical vinyl flooring

Rear Garden
The recently landscaped rear garden features a patio area and gravelled section, providing a low-maintenance outdoor space.

Outside Front
The property benefits from a gravelled driveway to the side, providing convenient parking and access to the entrance.

Outbuildings
The garage features an up-and-over door, power supply and convenient side access.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Sampey Way, Billingborough Sleaford

- Four bedroom townhouse in popular village
- Driveway and garage
- En-suite to master bedroom
- Fantastic storage throughout
- Enclosed low maintenance rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£185,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SNH113463 - 0007

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.

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