

***VICTORIA STREET,
BILLINGHAY, LN4 4HQ***



£350,000

An extended and superbly presented Three/Four Bedroom Detached Bungalow which has been fully renovated by the current owners and now offers Ample Off Road Parking, Two Garden Areas, Spacious Living Accommodation and a Large Garage. The property is conveniently located within walking distance of the village centre and its amenities, and benefits from Fully Owned Solar Panels, Double Glazing and Electric Heating. The full accommodation comprises Storm Porch, 20'4 Lounge Diner, 18'8 Breakfast Kitchen, Three Double Bedrooms with a further Bedroom/Study, Bathroom and Separate Shower Room. To the front of the property a large gravelled drive provides parking for a number of vehicles, and the attached garage is fully insulated and could be converted to provide further accommodation if required, subject to the necessary permissions. There are gardens to the side and rear of the property which are both particularly private and not overlooked. This property has been finished to a particularly high standard with no expense spared on the fittings, and to fully appreciate the quality of the finish together with its peaceful yet convenient setting, viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153, after proceeding through the villages of Anwick and North Kyme, continue into the village of Billinghay. Take the second turning on the left into Church Street and follow the road where it filters into Victoria Street where the property is located on the right hand side.

A covered storm porch provides access the front entrance door which leads to the:

Lounge Diner: 6.20m (20'4") x 5.59m (18'4") max

Having feature wall mounted electric fire, ceiling downlighters, smoke alarm and electric heater.

Kitchen: 5.69m (18'8") x 3.00m (9'10")

Having a range of matching wall and base units with worktop over, 1½ bowl inset ceramic sink with mixer tap, integrated double electric oven, inset five ring induction hob with cooker hood over, integrated dishwasher, integrated washing machine, space for American fridge freezer, tiled splashbacks, ceiling downlighters, electric underfloor heating and French doors providing access to the side garden.

Inner Hall:

Having smoke alarm, loft access, airing cupboard, further store area, electric heater and side entrance door.

Bedroom 1: 3.76m (12'4") x 3.99m (13'1") max

Having built-in wardrobes with mirror sliding doors, ceiling downlighters, electric heater and French doors providing access to the rear garden.

Bedroom 2: 3.25m (10'8") x 2.67m (8'9")

Having ceiling downlighters, fibre broadband connection point and electric heater.

Bedroom 3: 3.00m (9'10") x 2.62m (8'7")

Having electric heater.

Bedroom 4/Study: 3.45m (11'4") x 1.57m (5'2")

Having ceiling downlighters and electric heater.

Bathroom: 3.00m (9'10") x 2.08m (6'10")

Having close coupled w.c, large vanity hand washbasin with mixer tap, free standing oval bath with side mixer tap, tiled splashbacks, ceiling downlighters, two wall light points and large chrome towel radiator.

Shower Room: 2.29m (7'6") x 1.78m (5'10")

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed rainfall style shower, ceiling downlighters extractor fan and large chrome towel radiator.

**Lounge Diner****Further Aspect****Further Aspect****Kitchen****Further Aspect**

Outside:

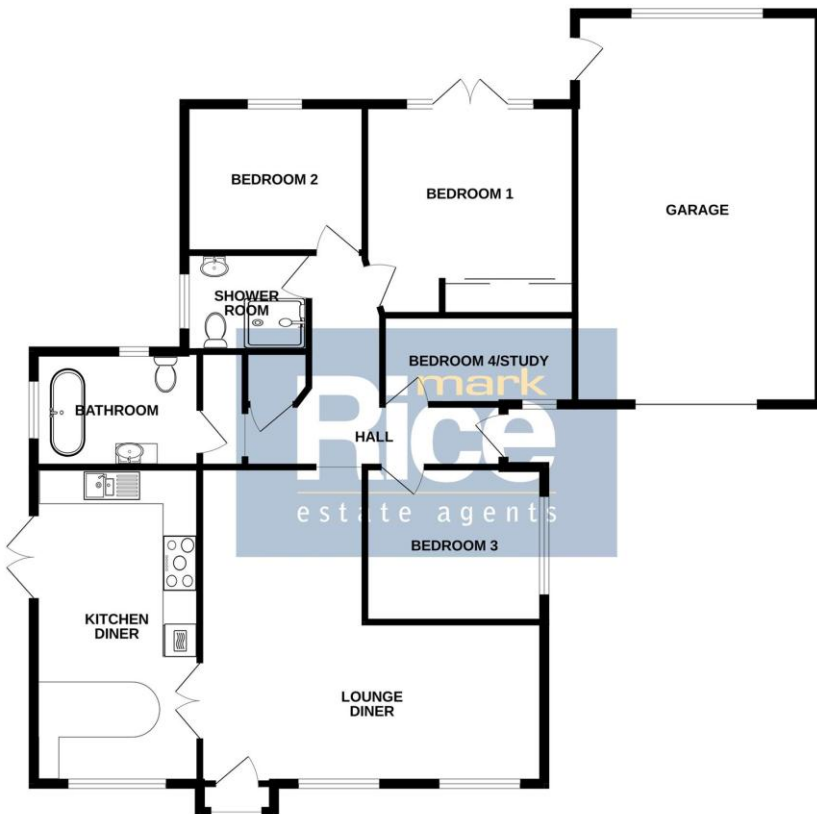
A large gravelled drive to the front of the property provides **Off Road Parking** for a number of vehicles and approaches the **Attached Garage 7.04m (23'1") x 4.39m (14'5")** having manual up and over door, eaves storage, power points, light and personal door to the rear garden. (The garage has been fully insulated and could easily be converted into additional accommodation, subject to the necessary permissions). The remainder of the front garden is laid to gravel for ease of maintenance with paving stones leading to the front door, all partially enclosed by a decorative hedge and timber fencing. A timber gate provides access to the **Side Garden** which is laid mostly to lawn with mature plants and trees also having block paved edging, gravelled borders for ease of maintenance, a further gravelled seating area, a timber decking area and potting shed, all enclosed by a combination of mature hedging and timber fencing. The **Rear Garden** offers a private retreat and is laid mostly to patio with Indian sandstone with a raised decorative pond partly covered by a large polycarbonate covered area with space and power for a hot tub, further seating area laid to plum slate, decorative and well stocked borders with an external 13 amp power point, all enclosed by timber fencing.

Council Tax Band B.

Agent's Note:

The property has solar panels which are owned outright.

GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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 is given to their operability or efficiency can be given.
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Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4/Study



Bathroom



Shower Room



Rear Garden



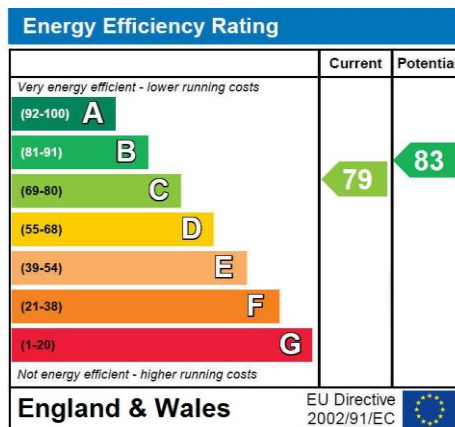
Rear Garden (2)



Rear Garden (3)



Side Garden



Agent's 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 14/05/2026

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

