

***FEN ROAD,
BILLINGHAY, LN4 4HX***



New Price £138,950

Located in this small tucked away position on Fen Road, a much improved and immaculate Three Bedrooms Semi-Detached House offering low maintenance gardens and Parking. The full accommodation comprises Entrance Hall, Cloakroom, Dining Kitchen, Lounge, Three Bedrooms, En-Suite to master bedroom and Re-Fitted Family Bathroom and the property benefits from Oil Central Heating and Double Glazing. The property is located just a short walk from the centre of this popular village and viewing is highly recommended.

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, after passing through the villages of Anwick and North Kyme proceed to the village of Billingham and turn left over the river into the High Street. Follow this road as it enters Walcott Road and turn right into Fen Road. The property is located on the right hand side as indicated by our 'For Sale' board.

Entrance door provides access to the **Hall** having tiled floor and radiator.

Cloakroom:

Having pedestal hand washbasin, low level w.c and chrome towel radiator.

Kitchen: 3.63m (11'11") x 2.74m (9'0")

Having wall and base units, wooden worktop, tiled splashbacks, Belfast sink with monobloc tap, integral oven, ceramic hob, cooker hood, tiled floor and radiator.

Lounge: 4.90m (16'1") max x 3.78m (12'5")

Having French doors to rear garden, two radiators and understairs cupboard.

Stairs from the hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 3.68m (12'1") x 2.82m (9'3")

Having radiator.

En-Suite:

Being fully tiled and having separate double shower cubicle with mains fed unit, low level w.c, hand washbasin and chrome towel radiator.

Bedroom 2: 2.79m (9'2") x 2.69m (8'10")

Having radiator.

Bedroom 3: 2.77m (9'1") x 1.98m (6'6")

Having radiator.

Bathroom:

Being fully tiled and having bath with mixer tap and shower attachment, vanity hand washbasin with mixer tap, low level w.c, chrome towel radiator and tiled floor.



Cloakroom



Kitchen



Lounge



Bedroom 1



En-Suite

Outside:

There is a drive to the front of the property with gravelled low maintenance borders which extend to the side to provide a further garden area. The **Rear Gardens** are enclosed and laid to gravel with a patio area which houses the Oil storage tank.



GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 2



Bedroom 3



Bathroom



Outside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		87
(81-91)	B		
(69-80)	C	74	
(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	

- 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 28/8/19

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