

***BIRTHORPE ROAD,
BILLINGBOROUGH, NG34 0QS***



£149,950

With the advantage of No Forward Chain and located in this non estate setting close to the centre of the village, an extended and much improved Three Bedroom End Terraced House providing Ample Parking and having Much Larger Than Average Gardens. The well presented property benefits from Double Glazing and Oil Central Heating to full accommodation comprising Entrance Hall, 21'7 x 16'3 Lounge Diner, 16' x 14'7 Kitchen Diner, Bathroom and Three First Floor Bedrooms. The rear gardens include a large lawn and patio areas and viewing of this property is highly recommended.

Location:

Billingborough is a popular village conveniently situated for Sleaford and Bourne. There are amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store and Public Houses.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and right again towards Handley Monument. Filter left and after the level crossings turn left into Mareham Lane. Continue out of the town to the A52 and at the crossroads continue straight ahead towards Billingborough. At the 'T' junction turn left towards the village. Once in the village continue into the High Street and turn right and right again into Birthorpe Road. The property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall.

Lounge Diner: 6.58m (21'7") x 4.93m (16'2") narrowing to 4.06m (13'4")
Having two radiators and built-in cupboard with boiler.

Dining Kitchen: 4.90m (16'1") x 4.44m (14'7")

Having wall and base units, worktop, 1½ bowl single drainer sink with monobloc tap, space for Range, cooker hood, plumbing for automatic washing machine and dishwasher, radiator, double glazed door, tiled splashbacks and breakfast bar area.

Bathroom:

Having bath with side tap, pedestal hand washbasin with mixer tap, low level w.c., separate shower cubicle with mains fed unit, radiator and tiled splashbacks.

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

Bedroom 1: 4.04m (13'3") x 2.92m (9'7")

Having cast fireplace, double radiator and built-in cupboard.

Bedroom 2: 3.66m (12'0") x 2.39m (7'10")

Having cast fireplace and double radiator.

Bedroom 3: 2.72m (8'11") x 2.44m (8'0")

Having double radiator.

Outside:

The front gardens are laid to lawn and a gravelled drive provides more than Ample Parking. A gate provides access to the side patio area housing the oil tank and providing access to the larger paved patio area with further gravelled area, lawn shed and raised borders.



Lounge Diner



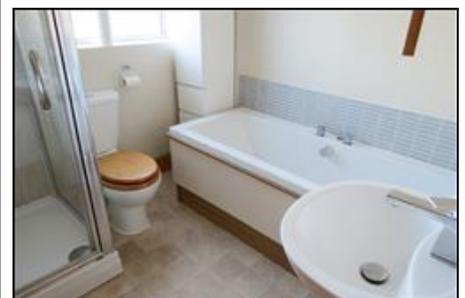
Further Aspect



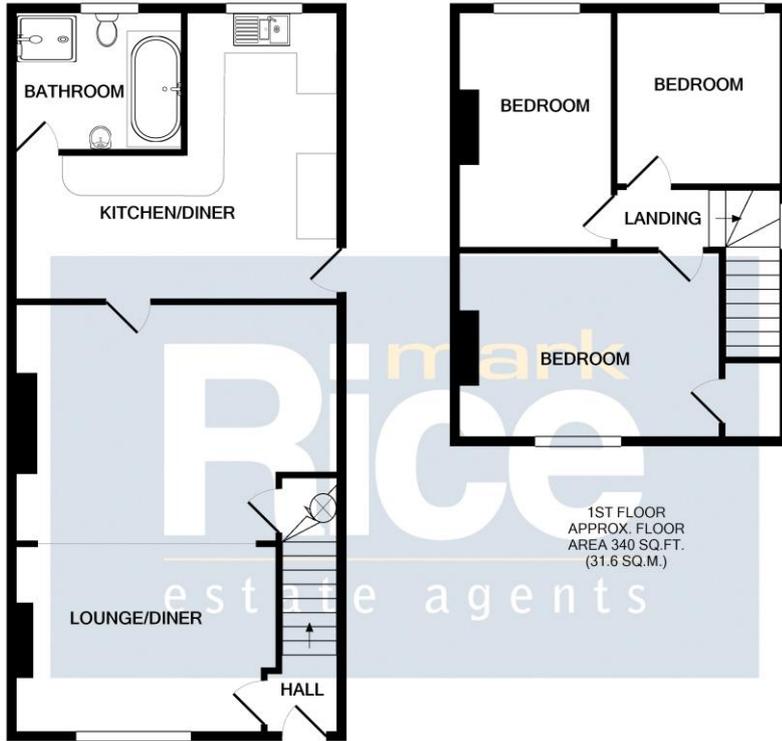
Dining Kitchen



Further Aspect



Bathroom



GROUND FLOOR
APPROX. FLOOR
AREA 576 SQ.FT.
(53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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 1



Bedroom 2



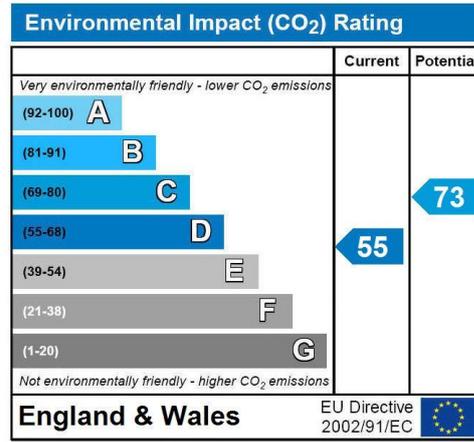
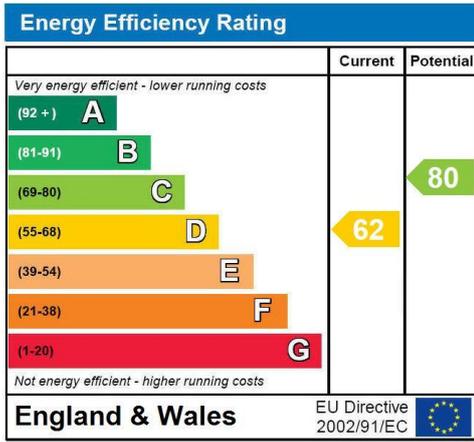
Bedroom 3



Rear Garden



Further Aspect



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 14/2/2020

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

A virtual tour is available to view online at www.markrice.co.uk