

***HIGH STREET,
BILLINGBOROUGH, NG34 0QE***



New Price £280,000

Located in the centre of this particularly popular and sought after village, this good sized character property is arranged over three floors and offers versatile and deceptively spacious accommodation which must be viewed to be appreciated. The property has been upgraded but still retains many features and benefits from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, 20'6 Lounge, large Dining Room with arch to the 16'6 x 12'2 Dining Kitchen, Three Bedrooms and modern Shower Room to the first floor and a Galleried Landing/Study to the second floor with exposed beams and Master Bedroom and superb re-fitted Bathroom. There are enclosed and particularly private rear gardens with Driveway and a Garage with an electric door.

Location:

Billingsborough is a popular village conveniently situated for Sleaford, Grantham, Peterborough 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:

Travelling from Sleaford on the Mareham Lane, continue over the A52 towards Billingsborough. Continue to the 'T' junction and turn left towards the village. Once in the village at the crossroads turn right and the property is located on the left hand side.

A double glazed door provides access to the **Hall**.

Lounge: 6.25m (20'6") x 4.57m (15'0") narrowing to 3.35m (11'0")

Having feature exposed brick fireplace, wooden shutters to windows, ceiling beams, two radiators and laminate floor.

Dining Room: 4.52m (14'10") x 4.27m (14'0") max

Having radiator, tiled floor and thermostat. An arch provides access to the:

Dining Kitchen: 5.03m (16'6") x 3.71m (12'2")

Having range of wall and base units, worktop, French doors to garden, 1½ bowl enamel sink with monobloc tap, inset induction hob, cooker hood, double oven, integrated dishwasher, tiled splashbacks, tall feature radiator and tiled floor.

A door and stairs from the Dining Room provide access to the **First Floor Landing** having exposed beams, radiator and built-in cupboard.

Bedroom 2: 5.00m (16'5") x 3.73m (12'3")

Having radiator.

Bedroom 3: 4.88m (16'0") x 3.56m (11'8")

Having radiator.

Bedroom 4: 4.90m (16'1") x 2.62m (8'7")

Having radiator.

Shower Room:

Having walk-in shower, low level w.c, vanity hand washbasin with mixer tap, tiled splashbacks and feature towel radiator.

Stairs provide access to the **Second Floor Landing/Study** having two Velux roof lights, radiator and exposed beams.

Bedroom 1: 4.88m (16'0") x 3.53m (11'7")

Having exposed beams and ceiling down lighters, two built-in wardrobe cupboards and radiator.



Lounge



Dining Room



Kitchen



Further Aspect



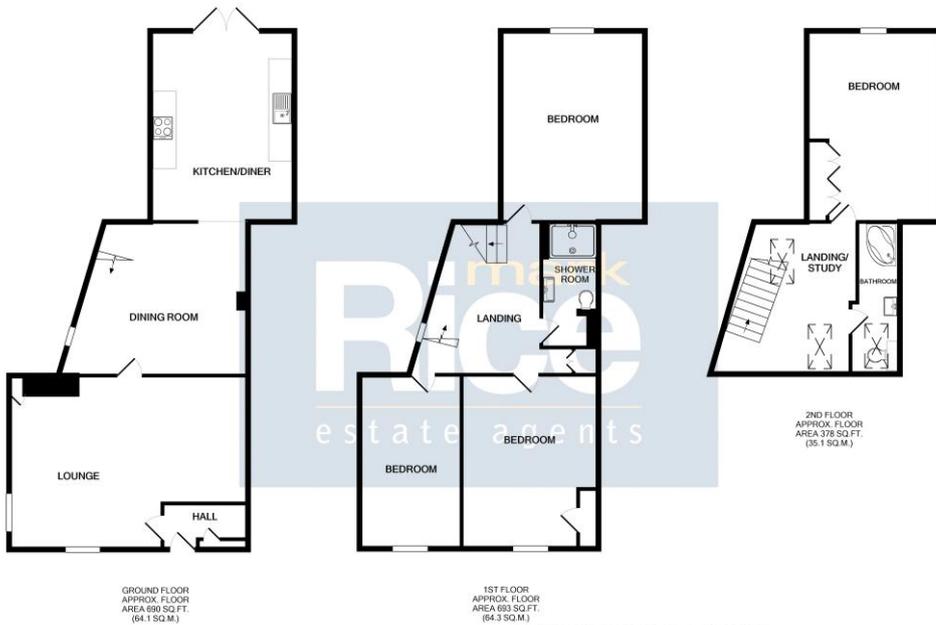
First Floor Landing

Bathroom:

Having low level w.c, with concealed cistern, wall mounted hand washbasin with tiled splashbacks, corner bath with Victorian style mixer tap and shower attachment, velux roof light, two wall light points and chrome towel radiator.

Outside:

A double gated shared drive to the side of the property provides a **Parking Space** and approaches the **Garage 5.56m (18'3") x 3.20m (10'6")** having electric roller door, door to garden and light and power points. The enclosed gardens provide a high degree of shelter and privacy and have borders and patio areas adjacent to the house and garage.



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 accessories shown have not been tested and no guarantee



Bedroom 2



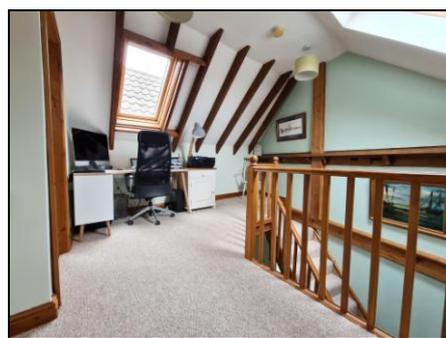
Bedroom 3



Bedroom 4



Shower Room



Second Floor Landing



Bedroom 1



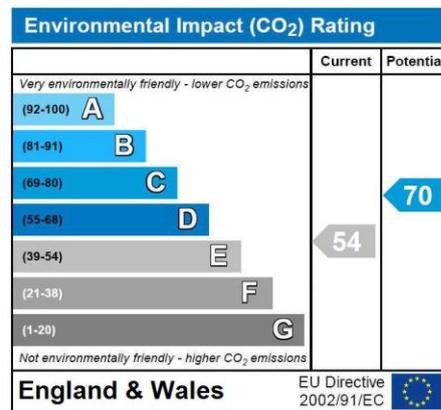
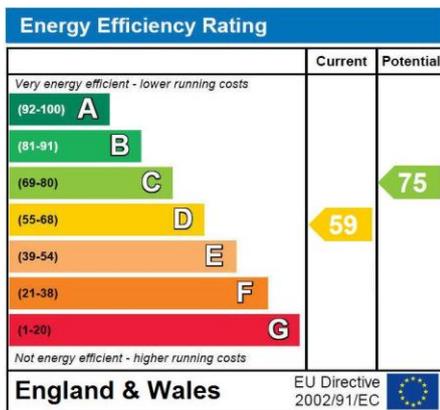
Bathroom



Rear Garden



Driveway Leading To Garage



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 17/6/20

Viewing Strictly by Appointment With Mark Rice Estate Agents
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