

***FIELD ROAD,
BILLINGHAY, LN4 4EA***



£250,000

Having undergone complete redecoration and with new carpets fitted and many other new features added, an immaculate and ready to move into Four Bedroom Detached House which has been extended and has South Facing Rear Gardens. The property is located in a cul-de-sac within this popular village setting and benefits from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Re-Fitted Cloakroom, Lounge, 15' Dining Room, 12'10 Conservatory, 15' Dining Kitchen, Utility Room with access to the garage, Four Good Sized Bedrooms with range of built-in furniture to the master bedroom, recently re-fitted En-Suite and superbly fitted Bathroom with free standing bath and separate shower. There is a rubberised drive to the low maintenance front gardens and the rear gardens need to be viewed.

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, after proceeding through the villages of Anwick and North Kyme turn left on a corner towards Billingham. Continue into the village and at the "T" junction turn left and immediately right into Field Road. The property is located on the right hand side.

Double glazed entrance door provides access to the Hall having wooden floor, radiator and coved ceiling.

Cloakroom:

Having low level w.c, pedestal hand washbasin, radiator and extractor fan.

Lounge: 3.78m (12'5") x 3.68m (12'1")

Having bay window, radiator and coved ceiling. Double opening doors provide access to the:

Dining Room: 4.57m (15'0") x 2.77m (9'1") extending to 3.20m (10'6")

Having radiator, arched window to side and coved ceiling. French doors provide access to the:

Conservatory: 3.91m (12'10") x 3.35m (11'0")

Having door to garden.

Dining Kitchen: 4.57m (15'0") x 2.90m (9'6") narrowing to 2.62m (8'7")

Having wall and base units, worktop, tiled splashbacks, built-in double oven, electric induction hob, cooker hood, 1½ bowl single drainer Franke sink with monobloc tap, plumbing for dishwasher, tiled floor and door to dining room.

Utility Room: 2.90m (9'6") x 1.65m (5'5")

Having rear entrance door, worktop, wall and base units, plumbing for automatic washing machine, tiled splashbacks, larder cupboard, tiled floor, door to garage, radiator and coved ceiling.

Stairs from the hall provide access to the **First Floor Landing** having radiator, loft access and coved ceiling.

Bedroom 1: 4.06m (13'4") x 2.77m (9'1") extending to 3.51m (11'6")

With further door recess and having vertical radiator with mirror, range of built-in bedroom furniture comprising bridging units, two double wardrobes, two three drawer chest of drawers, window seat with cupboard below and coved ceiling.

En-Suite:

Being fully tiled and having separate mains fed shower, vanity hand washbasin with mixer tap, low level w.c, radiator and coved ceiling.



Cloakroom



Lounge



Dining Room



Conservatory



Dining Kitchen

Bedroom 2: 4.90m (16'1") x 2.41m (7'11")

Having two radiators and loft access.

Bedroom 3: 3.43m (11'3") narrowing to 3.10m (10'2") x 2.62m (8'7")

Having radiator and coved ceiling.

Bedroom 4: 2.46m (8'1") x 2.34m (7'8")

Having radiator, built-in cupboard and coved ceiling.

Bathroom:

Being half tiled and having free standing bath with side taps, separate shower cubicle with mains fed shower, low level w.c, vanity and washbasin, built-in cupboards, chrome towel radiator, further radiator, built-in cupboard and coved ceiling.

Outside:

*The front gardens are gravelled for ease of maintenance with a circular patio and a rubberised drive provides **Parking** for approximately two vehicles. The drive also approaches the **Garage 5.31m (17'5") x 2.46m (8'1)** having up and over door, door to utility room, boiler and light and power points. The **South Facing Rear Gardens** are fully enclosed with a paved patio adjacent to the property and conservatory, lawn, well stocked borders and a cold water tap is fitted. There is a Shed within the garden.*



Utility Room



Bedroom 1



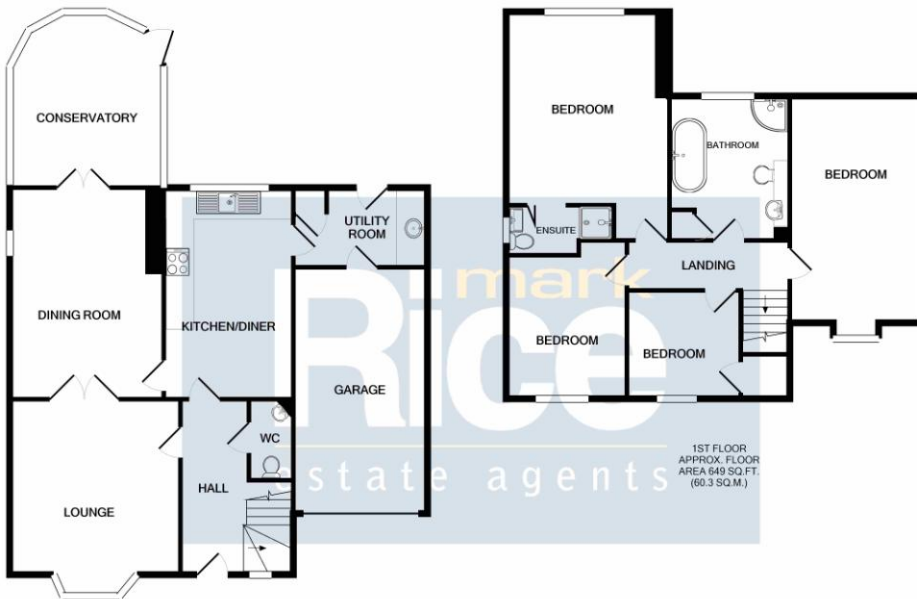
En-Suite



Bedroom 2



Bedroom 3



GROUND FLOOR
APPROX. FLOOR
AREA 896 SQ.FT.
(83.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1545 SQ.FT. (143.5 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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1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)



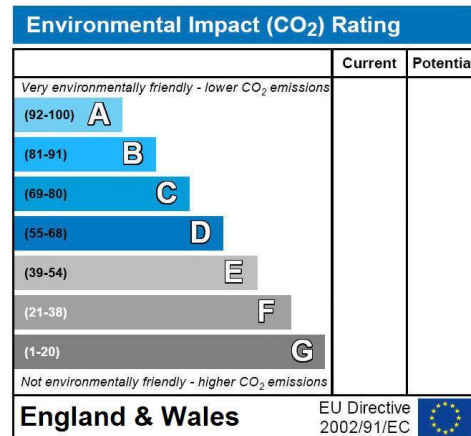
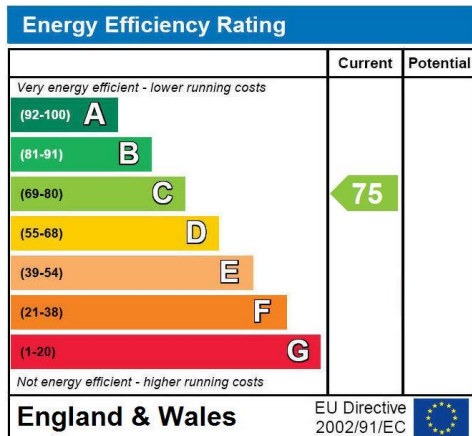
Bedroom 4



Bathroom



Rear Garden



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 4/5/2021

**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