

DRAFT

**WALCOTT ROAD,
BILLINGHAY, LN4 4EN**



£395,000

Located within grounds of approximately 1 Acre on the fringe of the village, a Three Bedroom Detached House with Barn and having the advantage of No Onward Chain. The property offers views to the rear over Open Countryside and benefits from Oil Central Heating to accommodation that requires work throughout, however offers the opportunity for someone to put their own stamp on this good sized home and possibly extend (subject to the necessary planning applications). The full accommodation comprises Hall, Lounge, Living Room, 20'8" Dining Kitchen, Pantry, Utility Room, Conservatory, Three Good Bedrooms and Bathroom. Outside the property is situated on grounds of approximately 1 acre, with in-and-out drive, 23' x 22' Barn with Stores to the rear. The grounds are laid mainly to lawn with a variety of mature fruit trees situated within an orchard.

Location:

Billinghay 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.

Entrance door provides access to the hall having radiator.

Pantry: 2.77m (9'1") x 1.83m (6'0")

Having shelves.

Lounge: 4.27m (14'0") x 3.96m (13'0")

Having bay window, brick built fireplace and two radiators.

Dining Room/Living Room: 3.89m (12'9") x 3.78m (12'5")

Having brick built fireplace, radiator and patio door to garden,

Dining Kitchen: 6.30m (20'8") x 3.05m (10'0")

Having Rayburn cooker, base units with worktop, inset drainer sink with mixer taps, space for electric cooker and radiator.

Conservatory: 4.78m (15'8") x 2.74m (9'0")

Having door to side.

Utility Room: 1.98m (6'6") x 1.63m (5'4")

Having low level w.c and sink.

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

Bedroom 1: 4.17m (13'8") x 3.96m (13'0")

Having airing cupboard, wall heater and radiator.

Bedroom 2: 3.96m (13'0") x 3.78m (12'5")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.28m (10'9") x 3.17m (10'5")

Having radiator.

Bathroom:

Having bath, pedestal hand washbasin, low level w.c, electric wall heater, electric towel radiator, shaver point and radiator

Box Room: 2.74m (9'0") x 1.14m (3'9")

Having radiator.

Outside:

The property is located within grounds of approximately 1 acre, laid mostly to lawn. An in-and-out drive to the side provides ample parking. There is a detached barn with double opening doors and four attached stores to the rear. An electric lawnmower and ride-on lawnmower will be included within the sale. Within the grounds is also a large orchard.



Lounge



Dining Room/Living Room



Dining Kitchen

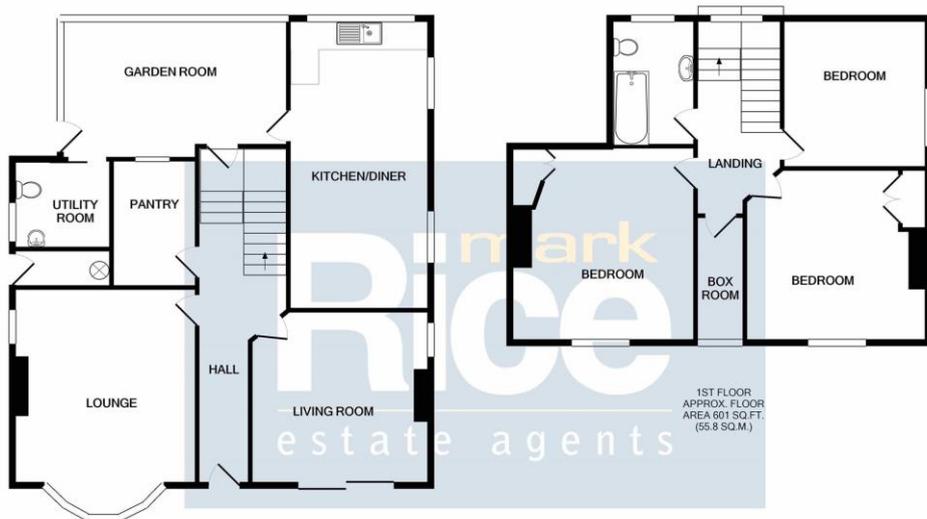


Bedroom 1



Bedroom 2

Barn: 7.01m (23'0") x 6.71m (22'0")



GROUND FLOOR
APPROX. FLOOR
AREA 946 SQ.FT.
(87.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1547 SQ.FT. (143.7 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 3



Grounds



Detached Barn



Views

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 25/03/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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