

***VICTORIA STREET,
BILLINGHAY, LN4 4HQ***



New Price £135,000

A delightful Two Bedroom End Terrace Cottage situated within walking distance of the village centre, and offered to the market with No Forward Chain. The property has recently had a new roof fitted and a damp proof course installed, and offers accommodation comprising Kitchen, Inner Hall, Ground Floor Bathroom, Lounge with wood burner and Two Bedrooms to the first floor. The property further benefits from Double Glazing and Electric Storage Heating. Outside there is a small yard to the front and parking for one vehicle. This property would make an ideal first time purchase or buy to let investment and early viewing is 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, and has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the second exit and proceed through the villages of Anwick and North Kyme. Upon entering Billingham, take the second turning on the left into Church Street and proceed into Victoria Street. Just before the sharp right hand turn, the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Kitchen: 3.89m (12'9") x 3.30m (10'10")

Having a range of matching wall and base units with worktop over, single drainer composite inset sink with mixer tap, space for electric cooker with matching unit cooker hood over, space and plumbing for washing machine, tiled splashbacks and electric storage heater.

Inner Hall:

Having understairs storage cupboard, smoke alarm and airing cupboard.

Bathroom:

Being fully tiled and having a close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over and extractor fan.

Lounge: 3.96m (13'0") x 3.89m (12'9")

Having wood burner, two wall light points and electric storage heater.

Stairs from the Kitchen provide access to the **First Floor Landing** having smoke alarm.

Bedroom 1: 3.96m (13'0") x 3.89m (12'9")

Having electric storage heater.

Bedroom 2: 2.90m (9'6") x 2.79m (9'2")

Having electric storage heater.

Outside:

A shared gravelled drive provides **Off Road Parking** for one vehicle to the front of the property.

Council Tax Band A.



Kitchen



Further Aspect



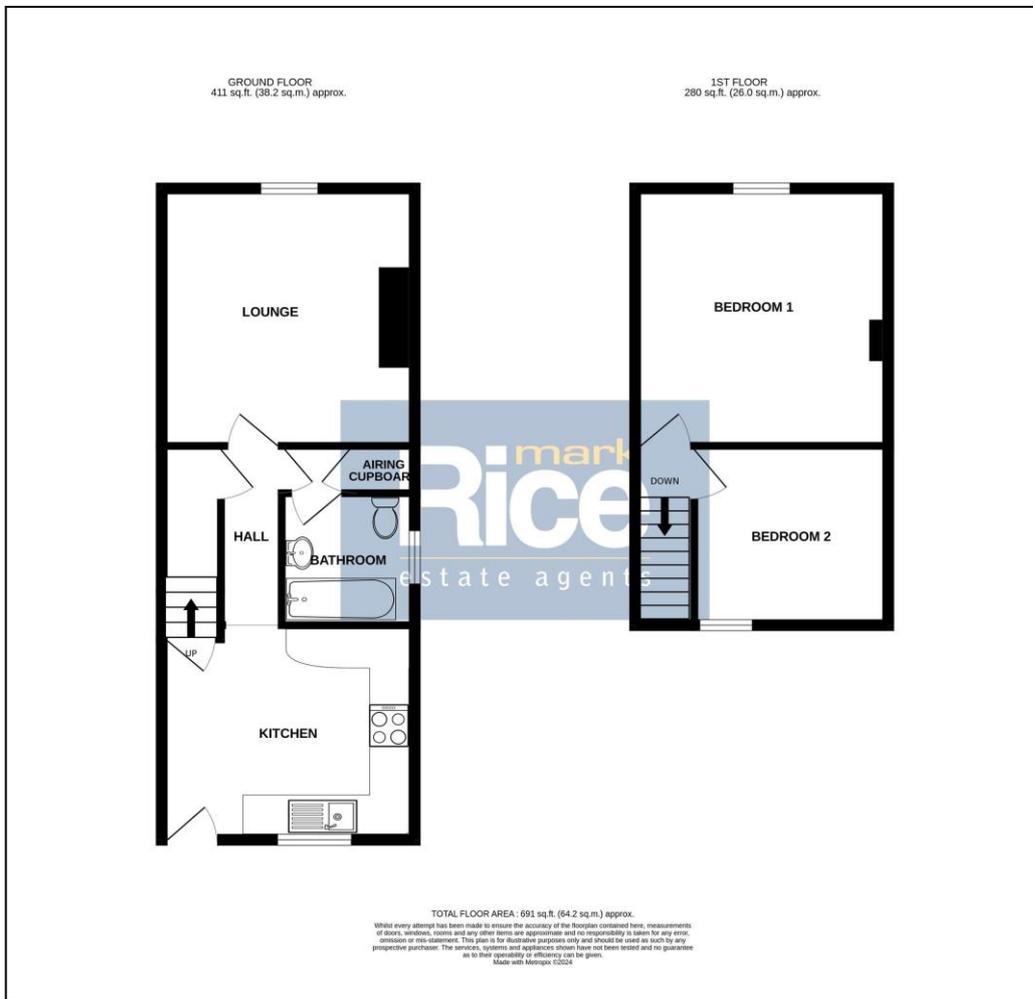
Bathroom



Lounge



Bedroom 1



Bedroom 2



Rear Elevation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 10/9/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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