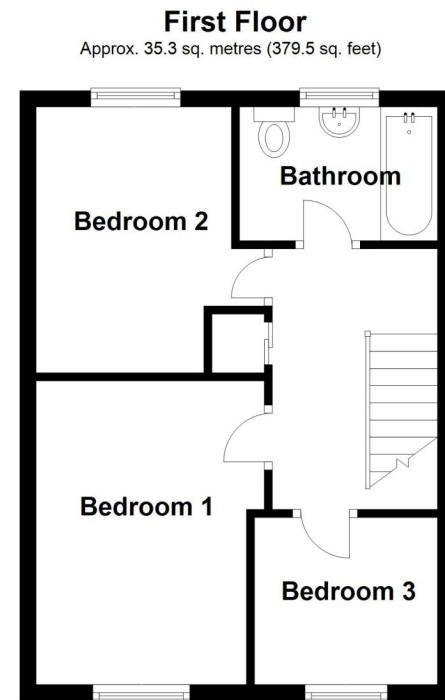
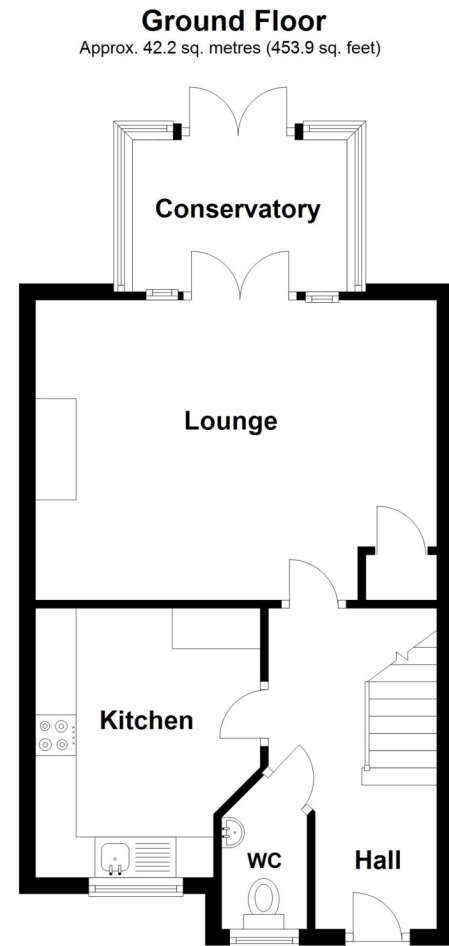


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 77.4 sq. metres (833.5 sq. feet)

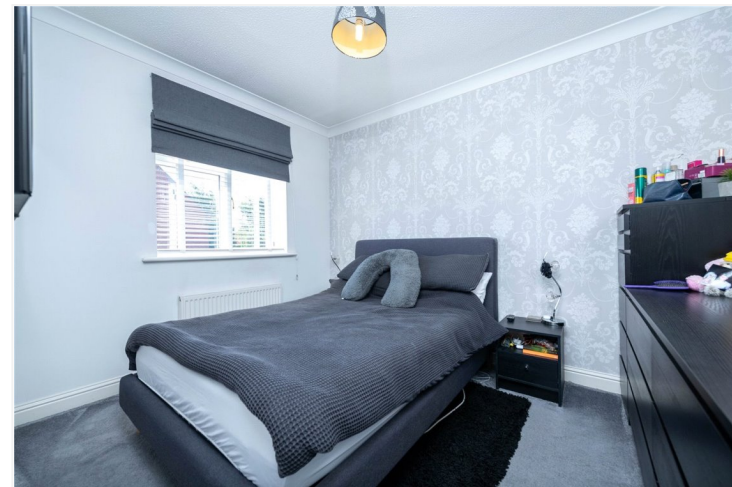


22 Hereward Way, Billingborough, Lincolnshire, NG34 0NZ

£199,950 Freehold

We are pleased to offer for sale this impeccably presented Three Bedroom Detached Home located in the ever popular village of Billingborough with the property boasting off street parking for three vehicles along with a Detached Garage.

DETACHED SINGLE GARAGE | THREE BEDROOM DETACHED HOME | DOWNSTAIRS CLOAKROOM | THREE WELL PROPORTIONED BEDROOMS | FULLY TILED BATHROOM | IMMACULATELY PRESENTED THROUGHOUT | OIL FIRED CENTRAL HEATING | LOW MAINTENANCE REAR GARDEN | PARKING FOR THREE CARS | STUNNING KITCHEN | MODERNISED BY CURRENT VENDOR | POPULAR VILLAGE LOCATION | NON OVERLOOKED REAR GARDEN | IDEAL FOR FIRST TIME BUYER AND INVESTORS ALIKE



ACCOMMODATION

- Entrance Porch
- Entrance Hall
- Downstairs Cloakroom
- Kitchen - 10'11" x 8'11" (3.33m x 2.72m)
- Living Room - 16'3" x 12'2" (4.95m x 3.7m)
- Conservatory - 8'2" x 6'2" (2.5m x 1.88m)
- Bedroom One - 10'9" x 9'2" (3.28m x 2.8m)
- Bedroom Two - 12'4" x 8'5" (3.76m x 2.57m)
- Bedroom Three - 7'2" x 5'6" (2.18m x 1.68m)
- Family Bathroom
- Garage - 18'2" x 9'4" (5.54m x 2.84m)

DESCRIPTION

The property has been modernised by the current vendor with the benefit of a stunning new Kitchen with solid oak worktops and integrated appliances, a stylish fully tiled Family Bathroom with Shower over and a fresh scheme of decor and flooring throughout. The rear garden has also recently been altered with the benefit of a large levelled paved patio area making it a low maintenance space, and fencing to all aspects.

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Downstairs W/C, Conservatory, Three Bedrooms & a Family Bathroom.

Situated within the extremely sought after village of Billingborough, with many amenities including shops, a pub, numerous takeaways and a highly reputable doctors surgery.

A viewing is highly advised to appreciate the quality this extremely modern home has to offer.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

