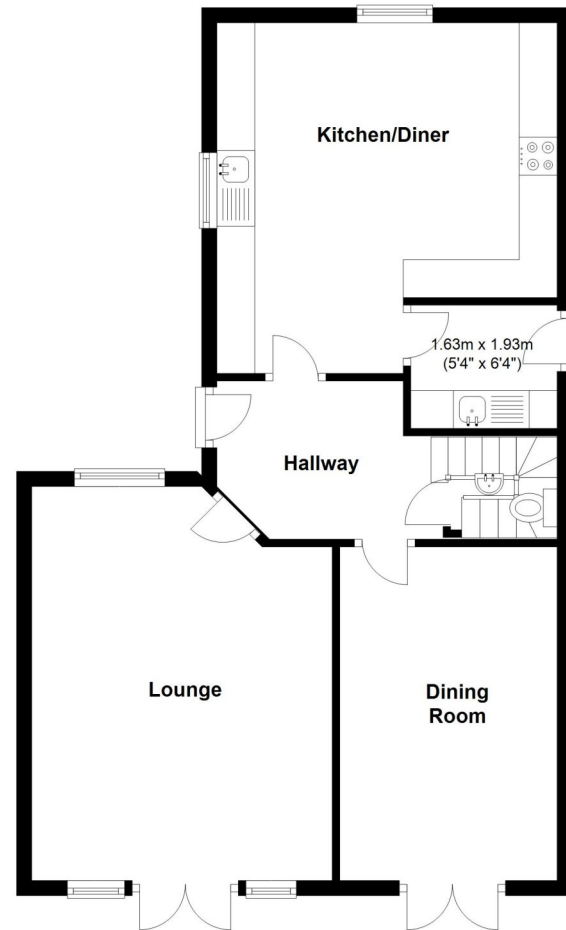


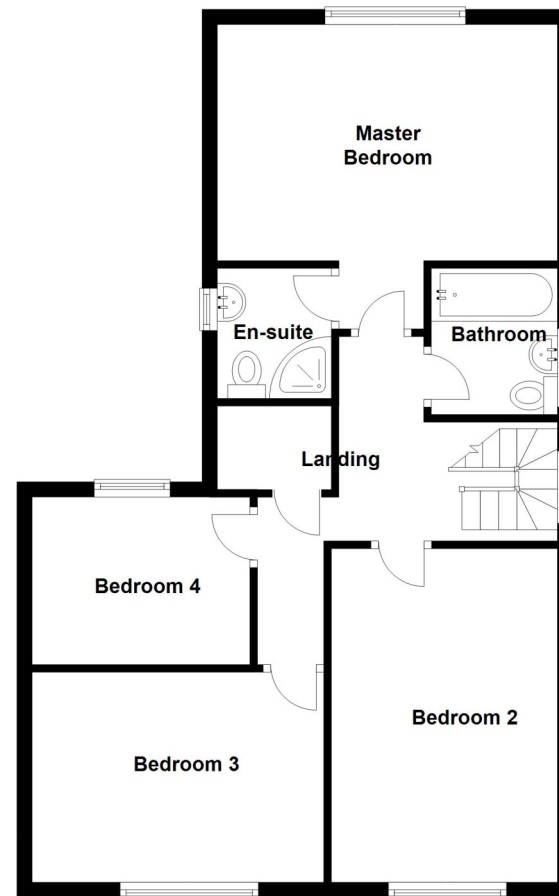
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



## 4 The Courtyard, Billingborough, Sleaford, NG34 0JY

£289,950 Freehold

Situated in a quiet cul-de-sac, this contemporary detached family home offers generous and well-designed living space. The ground floor features a large kitchen/diner lounge, a formal dining room, Lounge, a utility room, and a convenient downstairs cloakroom. On the first floor, you will find three double bedrooms, including a master with an en-suite, a fourth single bedroom, as well as a family bathroom. Outside, the property includes a spacious block paved driveway providing ample off street parking leading to the detached garage, and with the rear garden offering a high degree of privacy.

FOUR BEDROOM DETACHED HOME | AMPLE PARKING | DETACHED GARAGE | NON OVERLOOKED REAR GARDEN | TWO RECEPTION ROOMS | WELL PROPORTIONED ACCOMMODATION | POPULAR VILLAGE LOCATION | PRIVATE POSITION WITHIN SELECT DEVELOPMENT





complimentary range of base and eye level units with bevel edged work top over, stainless steel sink, space for washing machine and tumble dryer, ceramic tiled flooring, radiator.

**Landing** - a return staircase with uPVC window to side aspect leads from reception hall to 1st floor landing with airing cupboard housing hot water cylinder, loft access, radiator.

**Bedroom One** - 15' x 10'3" (4.57m x 3.12m) having uPVC window to front aspect, television and telephone points, radiator.

**En Suite Shower Room** - opaque glazed uPVC window to side aspect, fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, ceramic tiled walls and floor, shaver point, radiator.

**Bedroom Two** - 14'2" x 9'5" (4.32m x 2.87m) having uPVC window to rear aspect, telephone point, television point, radiator.

**Bedroom Three** - 13'1" x 9' (4m x 2.74m) with uPVC window to rear aspect, television point, telephone point, radiator.

**Bedroom Four** - 9'8" x 8'7" (2.95m x 2.62m) with uPVC window to front aspect, telephone point.

**Family Bathroom** - opaque glazed uPVC window to side aspect, being fitted with a three piece suite comprising, panelled bath with mixer shower over, close coupled WC, pedestal hand wash basin, ceramic tiled floor, fully ceramic tiled walls, shaver point, radiator.

**Outside** - the property offers a cul de sac position with a block paved driveway offering ample off street parking for 3 cars, the front gardens are gravelled with a herb wheel and laurel hedging, the rear gardens are also principally laid to lawn with a generous paved patio and gated side entrance. the detached garage 18'5" x 8'9" with up and over door to front aspect, light, power point and loft storage area.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

#### ACCOMMODATION

**Entrance Hall** - Approached via a part glazed uPVC entrance door the reception hall has telephone point, radiator and coving to ceiling.

**Downstairs Cloakroom** - fitted with a 2 piece suite comprising low level WC, wall mounted hand wash basin, ceramic tiled floor, extractor fan.

**Lounge** - 18' x 13' (5.49m x 3.96m) dual aspected with uPVC window to front aspect, french doors to rear aspect with two full height side windows, television point, telephone point, radiator, wall lights, coving to ceiling.

**Kitchen/Diner** - 15'2" x 14'9" (4.62m x 4.5m) with uPVC windows to front and side aspects, being fitted with a generous range of base and eye level units with bevel edged worktop over, one and a half bowl stainless steel sink, ceramic hob with extractor hood over, double electric oven, television point, radiator, ceramic tiled flooring.

**Dining Room** - 14'5" x 9'5" (4.4m x 2.87m) uPVC french doors to rear aspect leading to patio, radiator, coving to ceiling.

**Utility Room** - 6'8" x 5'4" (2.03m x 1.63m) fitted with a

