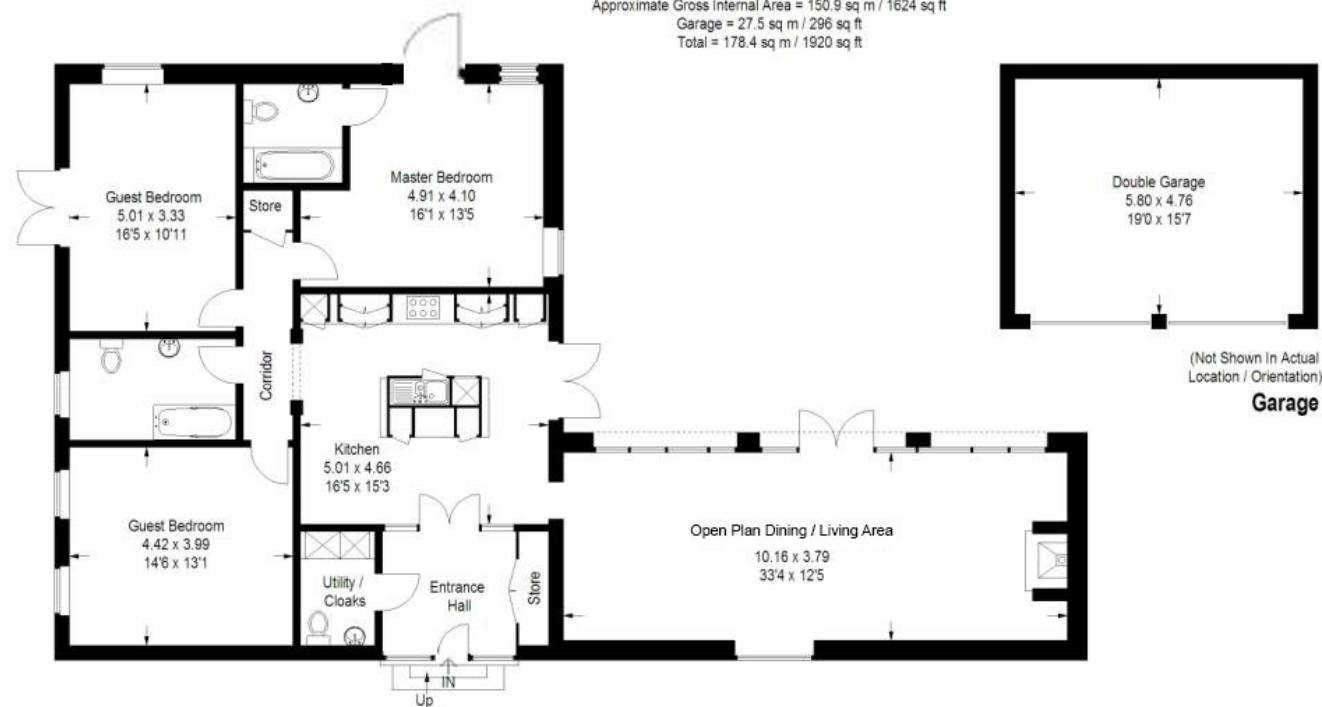


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Old Granary

Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 178.4 sq m / 1920 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced for Winkworth



The Old Granary, Williamsons Drove, Billingham, Lincoln, LN4 4BJ

£625,000 Freehold

APPROXIMATELY 3.5 ACRES Winkworth are delighted to offer for sale this stunning former granary which has been converted by the current architect owner, and finished to a high specification throughout. The accommodation comprises of an Open Plan Living/Dining Area, Kitchen, Utility Room, Three Bedrooms, En-Suite to Master and Family Bathroom. To the outside, the property boasts a stunning south facing walled garden with numerous plants and shrubs, a large driveway offering ample off-street parking leading to the car port. To the rear of the property, there is a large paddock measuring approximately 2.5 acres, subject to survey. There are also two barns, one measuring 60' x 60' and one measuring 60' x 30'.

A viewing is highly advised.

HIGH SPECIFICATION THROUGHOUT | APPROX 2.5 ACRE PADDOCK | STUNNING GARDENS | IMMACULATELY PRESENTED THROUGHOUT | RURAL LOCATION | TWO LARGE BARN | AMPLE PARKING | RARELY AVAILABLE



Inner Hallway - Having built in storage cupboard with oak door, radiator and loft access.

Master Bedroom - 16'1" x 13'5" (4.9m x 4.1m) Having UPVC windows to rear and side elevations and a glazed UPVC door to rear elevation, exposed brick wall and two radiators.

En-Suite Bathroom - Having three piece suite comprising panel bath with mains fed shower over, low level W/C, pedestal hand wash basin, vinyl flooring, half ceramic tiled walls, extractor fan and radiator.

Guest Bedroom - 14'6" x 13'1" (4.42m x 4m) Having two UPVC windows to side elevation and two radiators.



Guest Bedroom - 16'5" x 10'11" (5m x 3.33m) Having UPVC glazed French doors to side elevation, radiator and telephone point.

Family Bathroom - Having UPVC window to side elevation, being fitted with a three piece suite comprising panel bath with mains fed shower over, low level W/C, pedestal hand wash basin, vinyl flooring, half ceramic tiled walls, radiator and extractor fan.

Outside - To the front of the property is a substantial chipped driveway offering off street parking for numerous vehicles enclosed by Lincolnshire post and rail style fencing and five bar gate. Oak open fronted carriage-house for two vehicles. To the rear, there is a formal walled garden with gate to farmyard and paddock (Circa 2.5 Acres, subject to survey) including two barns, with one measuring at approximately 60' x 60' with electric and water and the other being approximately 60' x 30' with the access being via a double five bar gate providing ample off street parking.

ACCOMMODATION

Entrance Hall - Having quarry tiled flooring, radiator, built in double storage cupboard with oak doors and beamed ceiling.

Open Plan Dining Living Area - 33'4" x 12'5" (10.16m x 3.78m) Having feature full height UPVC windows to rear elevation, UPVC window to front elevation, multi fuel burning stove set on flag stone hearth in feature exposed brick fireplace, solid oak flooring, TV point, two radiators and spot lit ceiling.

Kitchen - 16'5" x 15'3" (5m x 4.65m) Having UPVC French doors to side elevation. Being fitted with a substantial range of oak base and eye level units with granite transformation worktops, beamed ceiling, a central island with inset one and a half bowl ceramic sink, built in dishwasher, built in fridge/freezer, radiator, quarry tiled flooring and a range cooker complete with extractor.

Utility Cloakroom - Having two piece suite comprising low level W/C and pedestal hand wash basin. Granite transformation worktop, space and plumbing for washing machine, space for tumble dryer, oak double eye level unit, quarry tiled flooring and radiator.



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

