

High Street, Billingborough, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(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
Approx. 40.6 sq. metres (437.2 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 69.7 sq. metres (750.2 sq. feet)



16 High Street, Billingborough, Sleaford, Lincolnshire, NG34 0QA

£155,000 Freehold

NO CHAIN This charming mid-terrace cottage is located in the heart of the popular village of Billingborough. The property features a spacious Lounge/Diner with a brick fireplace and a multi-fuel burner, perfect for cozy evenings. The kitchen leads to a conservatory, providing extra living space. Upstairs, there are Two Double Bedrooms and a Family bathroom. Outside, the property has a good-sized garden that is fully enclosed and laid to low maintenance paving. This property is ideal for first-time buyers or those looking for a buy-to-let investment. With its attractive features and great location, it's definitely worth viewing. Situated within the extremely sought after village of Billingborough, with many amenities including shops, a pub, numerous takeaways and a highly reputable doctors surgery.

NO CHAIN | TWO DOUBLE BEDROOMS | LOUNGE WITH MULTI FUEL BURNING STOVE | CONSERVATORY | SPACIOUS REAR GARDEN | LOW MAINTENANCE REAR GARDEN | VILLAGE CENTRE LOCATION | IDEAL FOR FTB'S & INVESTORS ALIKE

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ACCOMMODATION

Lounge 19'8'' x 12'3''

Kitchen 11'3'' x 6'1''

Conservatory 12'2'' x 8'4''

WC

Bedroom One 11'2'' x 11'1''

Bedroom Two 11'4'' x 6'5''

Bathroom

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A

