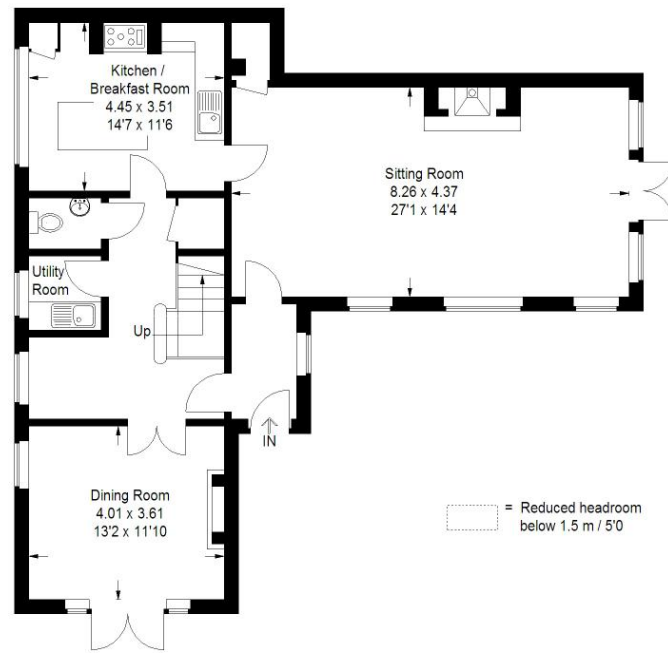


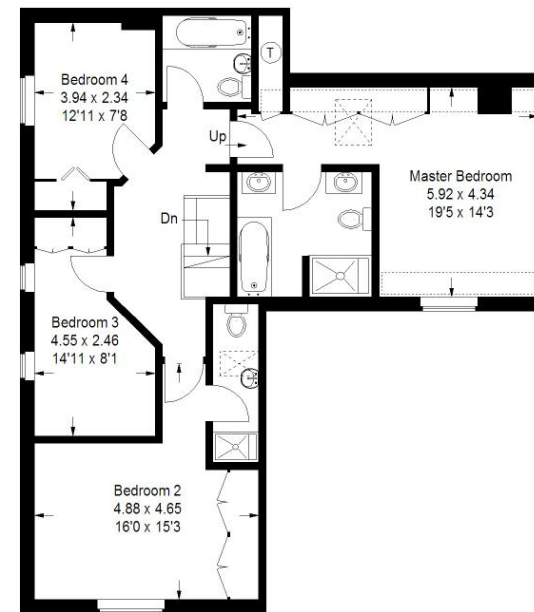
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

### The Coach House

Approximate Gross Internal Area  
 Ground Floor = 90.9 sq m / 979 sq ft  
 First Floor = 82 sq m / 883 sq ft  
 Total = 172.9 sq m / 1862 sq ft



Ground Floor



First Floor

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 Coach House, 18c Chapel Street, Billingborough, Lincolnshire, NG34 0HQ

£400,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this charming 19th century grade II listed barn conversion with a wealth of character and charm including, beamed ceilings, exposed stone walls, yorkstone fireplace with woodburning stove and oak flooring. Located in a conservation area in this popular well serviced village giving easy access to the market towns of Bourne, Sleaford and Grantham with its mainline train station to London/Kings Cross. The property has been completely renovated offering excellent family accommodation including, 27ft living room, separate dining room, kitchen/breakfast room, master bedroom and guest bedroom both with en-suite's, two further bedrooms and private walled rear garden.

Winkworth Bourne | 01778392807 |  
 bourne@winkworth.co.uk  
 winkworth.co.uk/bourne

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Four Bedroom Detached House | Stunning Character Property | Grade II Listed | EPC Rating C

**Winkworth**

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See things differently.



## ACCOMMODATION

### Door Leading To:

**Entrance Porch** - With slate flooring, exposed stone wall, double glazed window to the side, radiator and door leading through to:

**Entrance Hall** - Turning staircase leading to the first floor, oak flooring, radiator, double glazed window overlooking the front, built-in storage cupboard and door leading through to:

**Downstairs Cloakroom** - Low level WC, wash hand basin, part tiled walls, radiator and extractor fan.

**Utility Room** - Fitted work surface with single drainer sink, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and double glazed window.

**Lounge** - With attractive York stone fireplace with wood burning stove, oak flooring, exposed stone wall, French doors on to the rear garden and window to the side, radiator, TV point and power points.

**Kitchen** - Bespoke fitted units comprising butler sink with cupboard below, excellent range of wall and base units with beech work tops, range cooker, space and plumbing for dishwasher, part tiled walls, tiled flooring, radiator, down lighters and double glazed window overlooking the front.



**Dining Room** - Attractive feature fireplace, oak flooring, radiator, power points, French doors and windows to side.

**First Floor Landing** - Exposed beam ceiling, radiator, access to the loft, power points and door leading through to:

**Master Bedroom** - Two built-in double wardrobes, built-in airing cupboard, oak flooring, radiator, double glazed windows to rear and side with further Velux window and door leading through to:

**Ensuite** - Luxury fitted suite comprising free standing bath, separate double shower cubicle with wall mounted shower, low level WC, wash hand basin set in unit with shelf below, part tiled walls, tiled flooring, Velux window, heated towel rail and down lighters.



**Bedroom Two** - Beamed ceiling, window overlooking the side, oak flooring, two built-in wardrobes, radiator, power points and door leading through to:

**Ensuite** - Fully tiled shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, beamed ceiling and Velux window.

**Bedroom Three** - Two built-in wardrobes, beamed ceiling, oak flooring, two double glazed windows overlooking the front, radiator and power points.

**Bedroom Four** - Window overlooking the front, beamed ceiling, oak flooring, built-in wardrobe cupboard, radiator and power points.



**Family Bathroom** - Panelled bath with shower attachment, low level WC, wash hand basin, heated towel rail, radiator, Velux window and part tiled walls.

**Outside** - To the front of the property there is a gravelled driveway providing ample off road parking with path way leading to the front door. To the rear of the property is an enclosed walled rear garden with paved patio leading on to laid to lawn garden with timber shed and side access.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

D

