

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	33
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive



4 Low Street, Billingborough, Sleaford, Lincolnshire, NG34 0QJ

£550,000 Freehold

Winkworth are delighted to offer for sale this stunning four bedroom detached period home with a wealth of character and charm. The property offers fantastic family accommodation benefiting from, lounge, dining room, family room and conservatory and a bright and spacious kitchen/breakfast room with utility room and shower room off. On the first floor there are four bedrooms and a family bathroom. Outside there is a block paved driveway leading to a covered carport providing ample off road parking and to the rear a fantastic established garden with a wide variety of plants and shrubs. There is also a detached Barn (26ft x 12ft) which would make an ideal home office/workshop. Please call 01778 392807 for more information.

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See things differently.



Drawing Room - 15'4" x 12'11" (4.67m x 3.94m) Open fireplace, UPVC double glazed bay window to front with louvre shutters, TV point and radiator.

Family Room - 11'11" x 11' (3.63m x 3.35m) Radiator, UPVC double glazed window to side and French doors to garden room.

Garden Room - 18'10" x 10'3" (5.74m x 3.12m) Pine ceiling, radiator, two electric heaters, French doors to rear, windows to rear and side with louvre shutters.

Stairs to First Floor Landing - Radiator, UPVC double glazed window to front with louvre shutters.



Bedroom One - 15'2" max x 10'11" (4.62m max x 3.33m) Two matching double wardrobes, radiator, UPVC double glazed bay window to front with louvre shutters.

Bedroom Two - 13'11" x 13' (4.24m x 3.96m) Matching range of wardrobes and drawers, double radiator, feature fireplace, UPVC double glazed bay window to front with louvre shutters.

Bedroom Three - 11' x 10'11" (3.35m x 3.33m) UPVC double glazed window to rear, radiator and two matching double wardrobes.

Bedroom Four - 7' x 7' (2.13m x 2.13m) UPVC double glazed window to rear, radiator, loft access.

Family Bathroom - Fitted with a three-piece suite comprising corner bath with shower, wash hand basin and WC. Airing cupboard, UPVC double glazed window to rear, heated towel rail and double radiator.

Outside - The front garden is enclosed by railings with path to front door, shrubs and is low maintenance. There is a block paved drive to the side leading to a brick-built car port with access to the rear garden, westerly facing with a block paved patio and raised lawn area, various flowers, shrubs and a separate circular patio. There is a further side garden where there are raised vegetable plots and a greenhouse. There is also a detached barn to the rear.

Car Port - Brick built car port with access to the rear garden.

Detached Barn - 26'5" x 12'1" (8.05m x 3.68m) Power and light connected, exposed beams, French doors leading to the block patio and pergola.

ACCOMMODATION

Entrance Hall - Original Victorian door, radiator, under stairs storage cupboard, stairs to first floor landing, radiator.

Kitchen/Living Area - 26'7" x 13'8" (8.1m x 4.17m) Quality re-fitted kitchen with range of matching base and wall mounted units with work surfaces over and sink/drainage. Integral dishwasher, boiler space for range cooker, UPVC double glazed window to rear. Log burner with brick built surround, UPVC double glazed bay window to front with louvre shutters, double radiator, single radiator and coving.

Utility Room - 12'6" x 6'10" (3.8m x 2.08m) Matching range of base and wall mounted units, single drainer sink unit with mixer tap over, radiator, UPVC window to rear and door to side. Space and plumbing for washing machine, space for American style fridge freezer, Access to loft space and radiator.

Bathroom/Wet Room - Fitted with a three piece suite comprising shower, wash hand basin and WC. UPVC window to front, wall heater, extractor fan and heated towel rail.

Study - UPVC window to rear and radiator.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold