

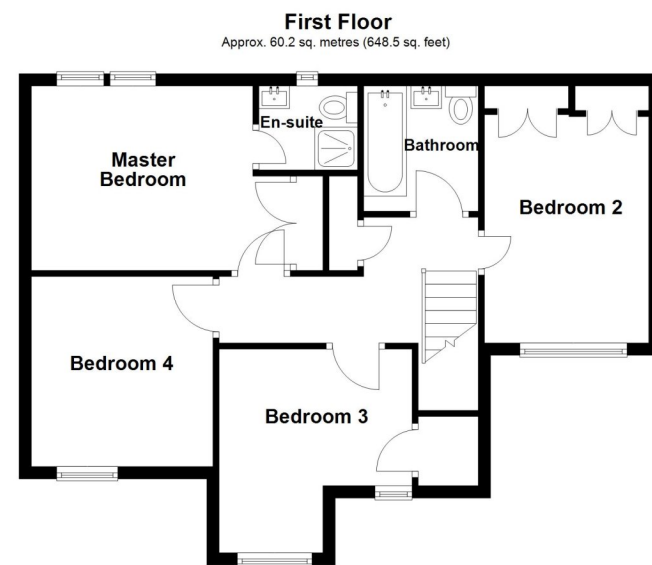
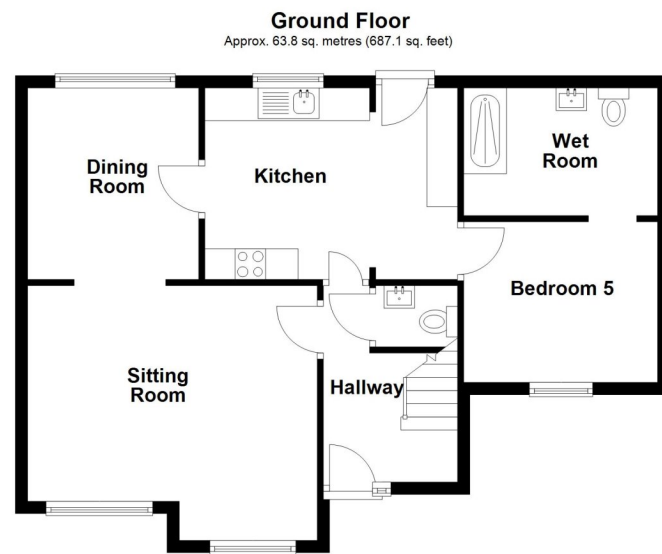
Field Road, Billinghay, Lincoln

*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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

	71	82
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Total area: approx. 124.1 sq. metres (1335.6 sq. feet)



52 Field Road, Billinghay, Lincoln, Lincolnshire, LN4 4EA

£280,000 Freehold

\*NO CHAIN\* Winkworth are delighted to offer for sale this well presented detached home located in a cul de sac position in the popular village of Billinghay. Billinghay benefits from good amenities such as a Co-op store, post office, two reputable pubs, a doctors practice amongst other shops.

Four/Five Bedrooms | Detached House | Off-Street Parking | En-suite | Generous Rear Garden | Positioned on the Corner of a Cul de Sac | Popular Village of Billinghay with Good Amenities | No Onward Chain

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## DESCRIPTION

This spacious four/ five bedroom property is set back from the road and offers extremely generous accommodation, with five double bedrooms and a well proportioned private rear garden. To the front of the property there is a front garden with a concrete drive way which has space for one car. There is also patio leading to the front door and across to the back garden.

The accommodation comprises of an entrance hall, living room, dining room, kitchen, five bedrooms with 2 en-suites, and a family bathroom.

The living room opens up to the dining room which has French doors which open up to a spacious garden with a patio area which is kept private by trees surrounding it.

The Master bedroom has an en-suite as does the downstairs bedroom which was originally a garage but has been converted into the fifth bedroom. The master bedroom and bedroom two have fitted wardrobes.

An early viewing is essential to fully appreciate what this property has to offer



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## ACCOMMODATION

**Sitting Room** - 17'3" x 14'3" (5.26m x 4.34m)

**Dining Room** - 10'3" x 8'6" (3.12m x 2.6m)

**Kitchen** - 15'6" x 8'10" (4.72m x 2.7m)

**Wet room** - 8'4" x 4'11" (2.54m x 1.5m)

**Bedroom 1** - 13'10" x 9'10" (4.22m x 3m)

**Bedroom 2** - 8'8" x 13'9" (2.64m x 4.2m)

**Bedroom 3** - 12'8" x 10'3" (3.86m x 3.12m)

**Bedroom 4** - 9'7" x 10'2" (2.92m x 3.1m)

**Bedroom 5** - 8'8" x 10'11" (2.64m x 3.33m)

**Bathroom** - 7'5" x 1.87 (2.26m x 1.87)