



## CARDINAL CLOSE, BILLINGBOROUGH, SLEAFORD, NG34 0GA £75,000 LEASEHOLD

Winkworth are delighted to present for sale an exciting opportunity to purchase this spacious Two Bedroom Semi-Detached home in Billingborough. At full market value, the property sits at £150,000 and you are able to purchase anything from 25% -75% of this. At 50% for example, it would be as advertised at £75,000. The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner with a Downstairs Cloakroom. Upstairs there is Two generous sized bedrooms and a bathroom, with the master bedroom having built-in wardrobe space. Outside, there is off road parking to the side with an enclosed rear garden. Billingborough benefits from fantastic amenities including a doctors surgery, a Co-op convenience store, village pub, primary school, post office, newsagents and other small local shops. This is a fantastic opportunity for first time buyers to get on the property ladder and you are also able to staircase your shares up to 100%.

Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

## ACCOMMODATION

Entrance Hall

Lounge - 12' x 10'2" (3.66m x 3.1m)

Kitchen Diner - 11'9" x 13'7" (3.58m x 4.14m)

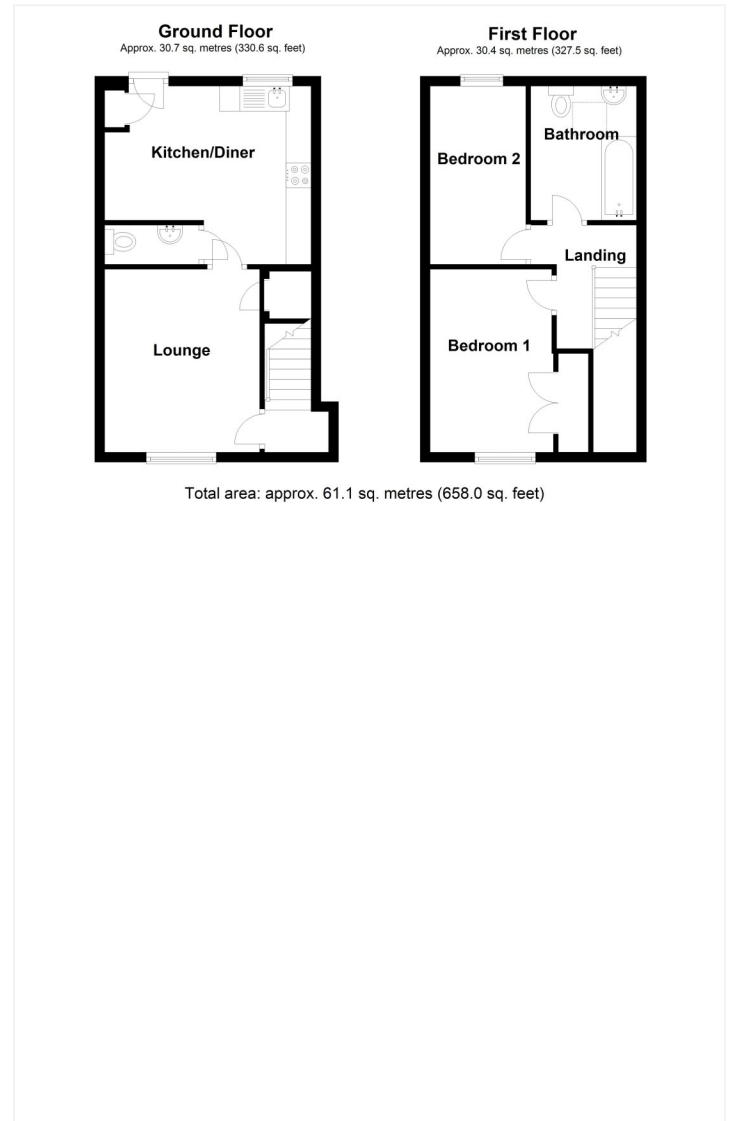
Downstairs W.C

First Floor Landing

Bedroom One - 11'5" x 11'7" (3.48m x 3.53m)

Bedroom Two - 12'4" x 6'3" (3.76m x 1.9m)

Family Bathroom



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.

**Tenure:** Leasehold

**Term:** 125 years and 0 months

**Service Charge:** £42.46 per annum (based on 50% share at £75,000)

**Rent:** £171.88 Monthly (subject to based on 50% share at £75,000)

**Council Tax Band:** A

Where no figures are shown, we have been unable to ascertain the

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.