

***SKIRTH ROAD,
BILLINGHAY, LN4 4AZ***



New Price £230,000

Enjoying views to the side and rear over open countryside, a Three Bedroom Detached Bungalow located on the fringe of the village in a semi-rural setting. The bungalow is offered with No Onward Chain and benefits from oil central heating, cavity wall insulation, and double glazing to the full accommodation comprising hall, lounge, 18'0 dining kitchen, conservatory, three good sized bedrooms, and wet room style shower room. The property offers low maintenance front gardens with wheelchair access to the front door, and a long tandem drive provides ample parking with detached garage, whilst to the rear the good size rear gardens enjoy uninterrupted views. Early viewing of this property is recommended to fully appreciate its superb location.

Billingham:

Billingham is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, outdoor swimming pool, and has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153 road, proceed through the villages of Anwick and North Kyme. Upon reaching the village of Billingham, take the second left hand turn over the river and take the first right into Skirth Road where the property is located on the right hand side as if leaving the village.

Double glazed entrance door provides access to the porch and hall having radiator, loft access, thermostat, and airing cupboard.

Lounge: 4.50m (14'9") x 3.78m (12'5")

Having feature decorative fireplace, and two radiators.

Kitchen: 5.49m (18'0") x 2.64m (8'8") max

Having wall and base units with worktop over, double bowl stainless steel drainer sink with mixer tap, tiled splashbacks, cooker hood, floor mounted boiler, space for under-counter fridge, radiator, store cupboard, and rear entrance door.

Bedroom 1: 3.56m (11'8") x 3.38m (11'1")

Having radiator.

Bedroom 2: 3.12m (10'3") x 3.07m (10'1")

Having radiator.

Bedroom 3: 3.12m (10'3") x 2.39m (7'10")

Having radiator.

Wet Room Shower Room

Having low level w.c, floating hand washbasin with pillar taps, electric shower unit, tiled splashbacks, extractor fan, radiator.

Conservatory: 2.44m (8'0") x 1.83m (6'0")

Having door to garden.

Outside:

The front gardens are gravelled for ease of maintenance with borders, and a concrete drive continues alongside the bungalow to provide more than ample parking and approaches the **Detached Garage 5.49m (18'0") x 3.10m (10'2")** having electric up and over door, light and power points, and UPVC personnel door to rear garden. The rear gardens have a large lawned area with further gravelled low maintenance areas and borders, with a cold water tap fitted. A greenhouse is also included within the sale.

Council Tax Band: B



Lounge



Kitchen



Bedroom 1

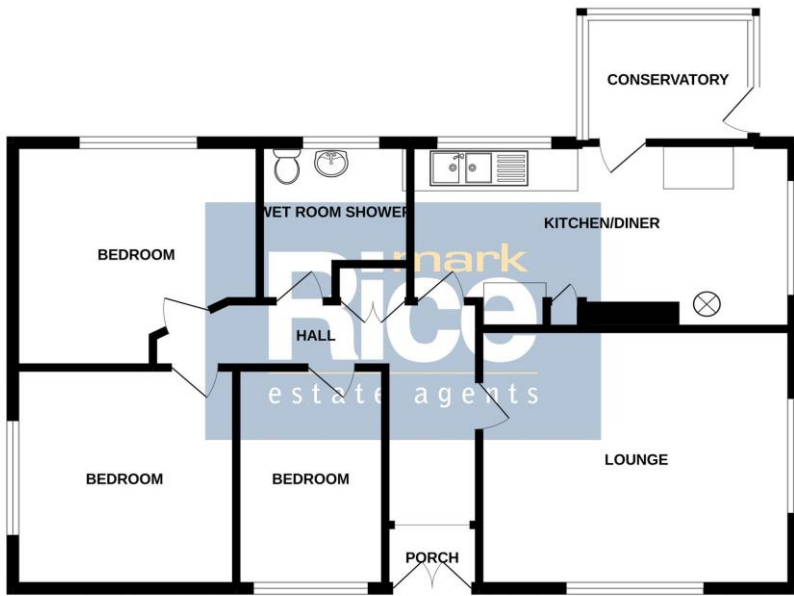


Bedroom 2



Bedroom 3

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Wet Room Shower Room



Conservatory



View

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Rear Garden

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 28/10/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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