

***BARLEY LANE,
BILLINGHAY, LN4 4GW***



£274,000

Early viewing is highly recommended to appreciate this Extended and Upgraded Four Bedroom Detached House located within a cul-de-sac setting within walking distance of the village centre. The property has a full length ground floor extension providing 210sq ft (64.01m) of extra space forming a large 'L' shaped Living Kitchen together with a 20' Lounge and Re-Fitted Cloakroom, En-Suite and Bathroom. The property is Double Glazed and benefits from Oil Central Heating and the full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Inner Lobby, Lounge, Ground Floor Bedroom, 19'4 x 18'9 Dining Kitchen, Utility Room, Rear Lobby/Boot Room, Three Double Bedrooms, all with built-in wardrobes, En-Suite and Family Bathroom. A drive provides Ample Parking and approaches the Detached Garage and the Rear Garden is fully enclosed and provides a high degree of privacy. Early viewing is highly recommended.

Location:

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 and swimming pool.

Directions:

Travelling from Sleaford on the A153, after proceeding through the villages of Anwick and North Kyme, continue on to Billingham. Once in the village, turn left over the river into the High Street and continue as if leaving the village. Take the last turning on the right hand side into Field Road and follow the road as it bears to the right and turn right into Barley Lane. The property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator.

Cloakroom:

Having low level w.c, vanity hand washbasin with mixer tap, towel rail and tiled floor.

Dining Kitchen: 5.51m (18'1") x 2.67m (8'9") and 3.02m (9'11") x 2.36m (7'9")

Having an extensive range of wall and base units, worktop forming breakfast bar, single bowl single drainer sink with monobloc tap, integral dishwasher, induction hob, cooker hood, built-in microwave, eye level double oven French doors to the rear garden, two velux roof lights, radiator, ceiling downlighters and two wall light points.

Lounge: 6.15m (20'2") x 3.00m (9'10")

Having feature radiator and door to inner lobby also providing access to the:

Ground Floor Bedroom: 3.05m (10'0") x 2.08m (6'10")

Having radiator and coved ceiling.

Utility Room: 2.64m (8'8") x 1.55m (5'1")

Having wall and base units, worktop, inset sink with monobloc tap, tiled splashbacks, boiler and plumbing for washing machine.

Rear Lobby/Boot Room: 2.46m (8'1") x 1.30m (4'3")

Bring half tiled and having stable style door.

*Stairs from the hall provide access to the **First Floor Landing** having airing cupboard and radiator.*

Bedroom 1: 4.27m (14'0") x 3.05m (10'0")

Having built-in double wardrobe and radiator.

En-Suite:

Having shower cubicle with mains fed Monsoon shower head and further shower attachment, low level w.c, corner vanity hand washbasin with black mixer tap and shaver point.

Bedroom 2: 3.66m (12'0") x 3.12m (10'3") narrowing to 2.08m (6'10")

Having built-in single wardrobe cupboard and radiator.



Cloakroom



Dining Kitchen



Further Aspect



Further Aspect



Lounge

Bedroom 3: 3.10m (10'2") x 2.97m (9'9")
 Having built-in double wardrobe and radiator.

Bathroom:

Being re-fitted and fully tiled and having 'P' shaped shower bath with screen and mains fed shower over with Monsoon shower head and further shower attachment, concealed tap, vanity hand washbasin with black mixer tap, low level w.c, tiled floor, shaver point, feature towel radiator and wall mounted mirror with de-mister feature.

Outside:

The garden to the front of the property is gravelled for ease of maintenance with a further garden to the side where a cold water tap is fitted. A double width drive provides access to the garage. A gate provides access to the **Rear Garden** which is laid mainly to lawn with raised borders and a personal door provides access to the **Detached Garage 5.05m (16'7") x 2.59m (8'6")** having an electric roller door with remote control, lot storage and light and power points.

Council Tax Band C.



Bedroom 4



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



GROUND FLOOR
 728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
 527 sq.ft. (49.0 sq.m.) approx.

TOTAL FLOOR AREA: 1256 sq.ft. (116.6 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 is given as to their operability or efficiency can be given.
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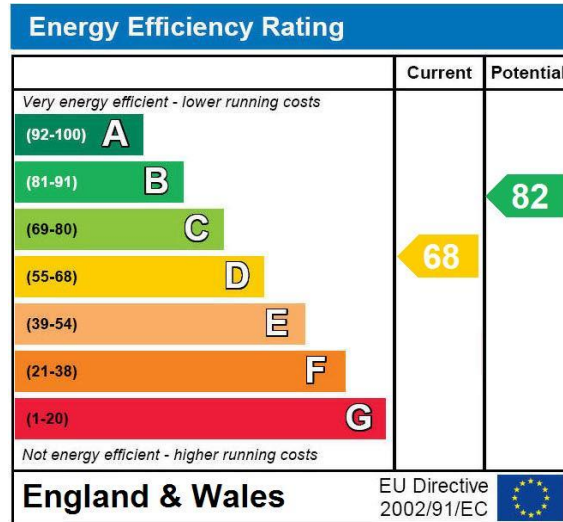
Bathroom



Rear Garden



Further Garden Aspect



Agent 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 05/06/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**