

***VICTORIA STREET,
BILLINGHAY, LN4 4HQ***



£275,000

A unique opportunity to purchase a Substantial Detached Residence, set within grounds of approximately 0.14 of an acre and located in the centre of the village. The property will require work and maintenance, however, offers superb potential due to its size and the former shop front. The property would be ideal for the purchaser looking for a project and has full accommodation comprising 26 x 11'5 Former Shop Area with further large room off, Inner Hall, Lounge, Living Room, Kitchen, Bathroom, and to the first floor are Three Bedrooms and a Snooker Room measuring 26'0 x 11'9. Outside there is an Attached Workshop/Store and a further Detached Store. The large rear garden is fully enclosed and particularly private and sheltered.

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, and has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on A153 road, after proceeding through the villages of Anwick and North Kyme proceed into the village of Billingham. Turn left over the river and filter right into Bridge Street. At the junction with Victoria Street, the property is located on the left hand side.

An entrance door provides access to the:

Former Shop Area: 7.92m (26'0") x 3.48m (11'5")

Having windows to the front and side and a doorway providing access to a **Further Room 4.11m (13'6") x 3.89m (12'9")**. A sliding door from the main shop area provides access to the Hall having a double glazed rear entrance door.

Lounge: 4.04m (13'3") x 3.58m (11'9")

Having ceiling beams., brick fireplace and electric wall heater. A door provides access to the:

Living Room: 4.14m (13'7") x 3.20m (10'6")

Having brick open fireplace and ceiling beams.

Kitchen: 2.64m (8'8") x 1.70m (5'7")

Having double glazed rear entrance door, wall and base units, inset sink with monobloc tap, built-in oven with electric hob over.

Rear Lobby (off the Living Room) provides access to the:

Bathroom:

Having bath, pedestal hand washbasin, low level w.c, and tiled splashbacks.

Stairs from the hall provide access to the **First Floor Landing**.

Bedroom 1: 4.32m (14'2") x 3.28m (10'9")

Having two windows and airing cupboard.

Bedroom 2: 3.66m (12'0") x 2.82m (9'3")**Bedroom 3: 4.11m (13'6") x 3.86m (12'8")**

(Currently undergoing works).

A further staircase from the original shop area provides access to the:

First Floor Snooker Room: 7.92m (26'0") x 3.58m (11'9")**Outside:**

The property has a concrete area adjacent to the house which in turn approaches the **Attached Store 14'5 x 6'9**. Adjacent to this is a **Further Detached Store**. The main garden is laid mostly to lawn with borders.



Former Shop Area



Lounge



Living Room



Kitchen



Bathroom

Agent's Note:

The property is mostly Double Glazed and there is on street parking only.

Council Tax Band B.

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq.ft. (167.5 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 for any prospective purchase. 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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Bedroom 1



Bedroom 2



Snooker Room



Rear Garden

Agent's 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 19/08/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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