

***BLASSON WAY
BILLINGBOROUGH NG34 0NL***



£420,000

Located on the fringe of this popular and sought after village and with West facing views, an immaculate and well presented Five Bedroom Detached House providing good sized family accommodation over three floors, Ample Parking and a Double Garage. The property is Double Glazed and benefits from Oil Fired Central Heating to the full accommodation comprising Entrance Hall, 25'2 Lounge, 25'2 Dining Kitchen, Utility Room, Cloakroom, 17'7 x 11'7 Master Bedroom with En-Suite, Two Further Bedrooms and Bathroom to the first floor. To the second floor there are Two Further Bedrooms with Velux roof lights and a Shower Room. The West Facing Rear Garden is enclosed and enjoys open views to the rear. To appreciate the size and standard of accommodation and its superb location, early viewing of this property is highly recommended.

Location:

Billingham is a popular village conveniently situated for Sleaford and Bourne. There are amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store and Public Houses

Directions:

Travelling from Sleaford on the Mareham Lane, at the A52 crossroads at Threekingham, continue straight across towards Billingham. Follow the road and at the crossroads turn left towards the village. Once in the village, turn right into Blasson Way and the property is located on the right hand side.

*An entrance door with covered storm porch provides access to the **Hall** having tiled floor, thermostat and radiator.*



Lounge: 7.70m (25'3") x 3.56m (11'8")

Having open fireplace with surround, two radiators and French doors to the rear garden.



Dining Kitchen: 7.70m (25'3") x 3.53m (11'7") narrowing to 2.82m (9'3")

Having an extensive range of wall and base units with worktop, integrated eye level double oven, electric hob, cooker hood, glazed display unit, 1½ bowl single drainer inset sink with monobloc tap, Kinetico Premier Water Softener system and Water Source R/O filter unit for drinking water, integrated fridge, tiled floor and two radiators.



Utility Room: 2.84m (9'4") x 1.75m (5'9")

Having wall and base units with worktop over, inset sink with monobloc tap, tiled splashbacks, plumbing for washing machine, double glazed rear entrance door and radiator.



A door provides access to the:

Cloakroom: 2.84m (9'4") x 0.97m (3'2")

Having low level w.c, hand washbasin, tiled splashbacks, tiled floor and radiator.



First Floor Landing: 5.21m (17'10") x 3.32m (10'9")

Having radiator.

Bedroom 1: 5.38m (17'8") x 3.56m (11'8")

Having radiator.



En-Suite:

Having double bowl sinks with mixer taps and cupboards below, double shower cubicle with mains fed unit, low level w.c, extractor fan, shaver point and white towel radiator.



Bedroom 2: 4.29m (14'1") x 3.56m (11'8")

Having radiator.



Bedroom 5/Office: 3.58m (11'9") x 3.28m (10'9")

Being 'L' shaped and having radiator.



Bathroom: 2.97m (9'9") x 2.16m (7'1")

Being fully tiled and having Jacuzzi bath with mixer tap and shower attachment, separate corner shower cubicle with mains fed shower, pedestal hand washbasin, low level w.c, shaver point, tiled floor and radiator.



*Stairs provide access to the **Second Floor Landing (3.08m (10'11) x 2.19m (7'2)** having Velux roof light.*

Bedroom 3: 5.94m (19'6") x 3.51m (11'6")

Having Velux roof light and radiator.



Bedroom 4 4.39m (14'5") x 3.53m (11'7")

Having Velux roof light, radiator and access to further void storage and airing cupboard



Shower Room:

Having corner shower cubicle with mains fed unit, low level w.c, pedestal hand washbasin, tiled splashbacks, tiled floor, radiator and Velux roof light.



Outside:

*The front garden is laid to lawn, with a gravelled drive providing more than **Ample Parking** and approaching the **Double Garage 5.49m (18'0") x 5.49m (18'0")** having electric up and over door, side personal door, light, power points, loft storage and oil boiler. The **Rear Garden** has a full length patio adjacent to the property, lawn, borders, a garden shed and a cold water tap is fitted. Two external 13 amp power points are also installed.*





View To Front



View To Rear

Council Tax Band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.

1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.

2ND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 2460 sq.ft. (228.6 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 as to their operability or efficiency can be given.
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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 03/10/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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