

***TATTERSHALL ROAD,
BILLINGHAY, LN4 4BP***



£150,000

A spacious Two Bedroom Semi Detached House with views to the rear, and offered to the market with No Forward Chain. The property has a Detached Garage and further benefits from Oil Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Utility/Cloakroom, Kitchen, Dining Room, Lounge, Two Bedrooms and Family Bathroom. Outside, the garden is located to the side of the property and offers a particularly private retreat as is not overlooked.

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 the A153, at the Speedway Corner roundabout take the second exit and proceed through the villages of Anwick and North Kyme. Proceed in to Billingham and continue along the main road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having tiled floor and radiator.

Utility/Cloakroom: 2.84m (9'4") x 1.30m (4'3")

Having close coupled w.c, floating hand washbasin with mixer tap, space and plumbing for washing machine, space for tumble dryer, ceiling downlighters and radiator.

Kitchen: 3.45m (11'4") x 2.59m (8'6")

Having a range of matching wall and base 'Shaker' style units with solid wood worktop over, Belfast sink with pillar taps, electric Range cooker with concealed cooker hood over, tiled splashback, smoke alarm, ceiling downlighters, coved ceiling, tiled floor and radiator.

Dining Room: 3.15m (10'4") x 2.97m (9'9")

Having store cupboard, coved ceiling and radiator.

Lounge: 4.01m (13'2") x 3.71m (12'2")

Having feature multi-fuel burner, understairs cupboard, coved ceiling, smoke alarm and radiator.

Stairs from the Lounge provide access to the **First Floor Landing** having smoke alarm.

Bedroom 1: 3.17m (10'5") x 2.97m (9'9")

Having radiator.

Bedroom 2: 3.68m (12'1") x 3.17m (10'5") max

Having radiator.

Bathroom: 2.97m (9'9") x 2.46m (8'1")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, separate shower cubicle with electric shower, airing cupboard, loft access, extractor fan and radiator.

Outside:

A drive provides **Off Road Parking** for a number of vehicles which sits adjacent to the property, and the **Garden** is enclosed by a combination of fencing and mature hedging with a large lawn, two patio areas, oil tank and a cold water tap is fitted. The **Detached Garage** has a manual up and over door.

Council Tax Band A.



Utility/Cloakroom



Kitchen



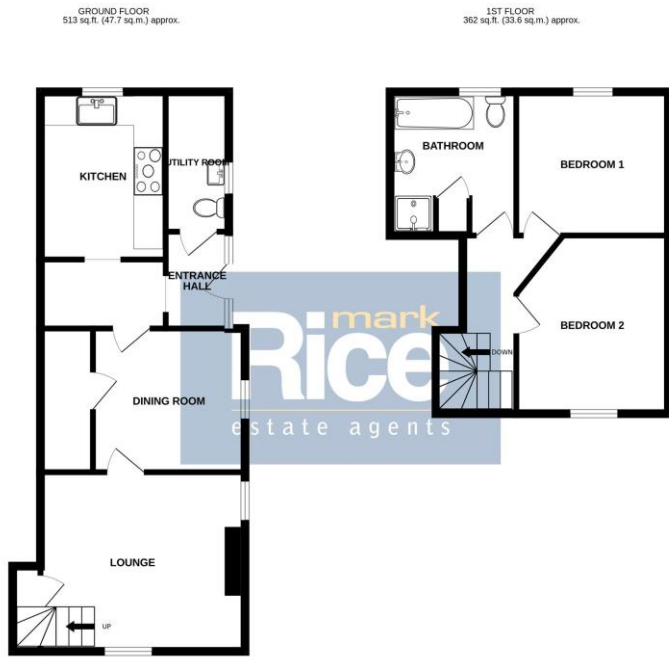
Dining Room



Lounge



Bedroom 1



TOTAL FLOOR AREA: 875 sq ft. (81.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 quantity or efficiency can be given.

Made with floorplan 12/24



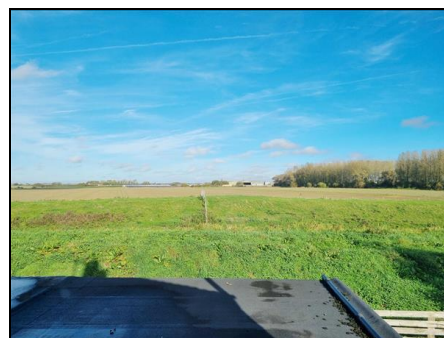
Bedroom 2




Bathroom



Rear Garden



View

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 21/10/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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