

***CHAPEL STREET,
BILLINGBOROUGH, NG34 0QH***



£140,000

A spacious Three Bedroom End Terrace Cottage built in 1872 and offering spacious accommodation throughout, located in a quiet 'No Through Road' in this popular village. The property is offered to the market with No Forward Chain and would benefit from some cosmetic updating, however, has been well maintained by the current owners who have resided in the property for over 40 years. The property benefits from Double Glazing to the full accommodation comprising Entrance Porch, Lounge with multi-fuel burner, Inner Hall, Further Side Porch, Ground Floor Bathroom, Two Double Bedrooms to the first floor and a Further Bedroom to the second floor. Outside there is a dedicated Utility Room whilst a shared path provides access to the South Facing Gardens which are lawned with two sheds.

Location:

Billingborough 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:

From our office, follow the one way system past the Market Place turning right into Carre Street and right again into Boston Road. Filter left and after the level crossings turn left into Mareham Lane. Proceed out of the town and continue to the A52 junction and go straight ahead and take the second turning on the left into Folkingham Road. Proceed into the village of Billingborough and at the 'T' junction, turn right into the High Street and take the second turning on the left into Chapel Street.

The property is on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Porch** having further internal timber door providing access to the:

Lounge: 4.01m (13'2") x 3.76m (12'4")

Having inset multi fuel burner, coved ceiling, two wall light points and electric radiator.

Kitchen: 3.53m (11'7") x 3.48m (11'5")

Having a range of matching wall and base units with worktop over, single composite inset sink with mixer tap, space for electric cooker with cooker hood over, space and plumbing for dishwasher, tiled splashbacks, understairs store cupboard, coved ceiling and electric radiator.

Inner Hall:

Having rear entrance door and smoke alarm.

Bathroom: 2.82m (9'3") x 2.01m (6'7")

Having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with pillar taps, separate corner shower cubicle with electric shower, tiled splashbacks and electric towel radiator.

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

Bedroom 1: 4.04m (13'3") x 3.20m (10'6")

Having full width built-in wardrobe with sliding mirror doors, further store cupboard, coved ceiling and electric radiator.

Bedroom 2: 4.42m (14'6") x 3.61m (11'10")

Having airing cupboard, smoke alarm and electric radiator. Stairs provide access to the Second Floor Landing having built-in store cupboard.

Bedroom 3: 4.29m (14'1") x 2.44m (8'0")

Having Velux roof light, door providing access to the eaves storage and electric radiator.

**Lounge****Kitchen****Bathroom****Bedroom 1****Bedroom 2**

Outside:

A wrought iron gate provides access to the front garden area which is enclosed by brick walling and laid to patio for ease of maintenance. A side passageway leads to the **Side Entrance Porch 2.62m (8'7") x 1.04m (3'5")** having double glazed entrance door. To the rear is a dedicated yard area to the property with a **Separate Utility Room 2.59m (8'6") x 1.22m (4'0")** having space and plumbing for washing machine and tiled floor.

A shared path provides access to the allocated garden area which is laid to lawn with feature mature pond, two timber sheds and a separate metal shed. The entirety of the rear garden has been divided into three sections which are shared with the two neighbouring properties, with each property having its own dedicated lawn area with right of access for the bins.

Council Tax Band A.



Bedroom 2 (further aspect)



Bedroom 3



Outside



Further Aspect

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 03/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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