

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



£170,000

Offered to the market with No Forward Chain and located within grounds of 0.16 on an acre with Two Stables, a Two Bedroom Semi Detached House with Parking. The property is located between Billingham and Tattershall and benefits from Double Glazing and LPG Central Heating. The full accommodation comprises Hall, Lounge, Dining Kitchen, Two Bedrooms and Bathroom. This property would be ideal for someone with horses or dogs and is located in a semi rural location.

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 road, after continuing past the village of Billingham, follow the road towards Tattershall. Layby Cottage is located on the left hand side as indicated by our 'For Sale' board, and vehicular access is via the lay by.

An entrance door provides access to the Hall.

Lounge: 3.89m (12'9") x 3.86m (12'8")

Having double radiator, understairs cupboard and open fireplace.

Dining Kitchen: 5.00m (16'5") x 2.74m (9'0")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, plumbing for washing machine, radiator and wall mounted boiler.

Stairs from the hall provide access to the First Floor Landing having radiator and loft access.

Bedroom 1: 3.89m (12'9") x 3.23m (10'7")

Having double radiator, two built-in double wardrobes and single wardrobe.

Bedroom 2: 2.84m (9'4") x 2.59m (8'6")

Having double radiator.

Bathroom:

Having bath with mains fed shower over, pedestal hand washbasin, low level w.c, white towel radiator and tiled splashbacks.

Outside:

*The property is accessed via a personal gate and double opening gates to the gravelled drive and the front garden is laid to lawn. The main garden has been used as a pony paddock with separate access approaching the **Two Stables, 3.66m (12'0") x 3.66m (12'0")** and **4.88m (16'0") x 3.66m (12'0")** and a **Separate Feed Shed 2.74m (9'0") x 1.52m (5'0")**.*

Council Tax Band A.



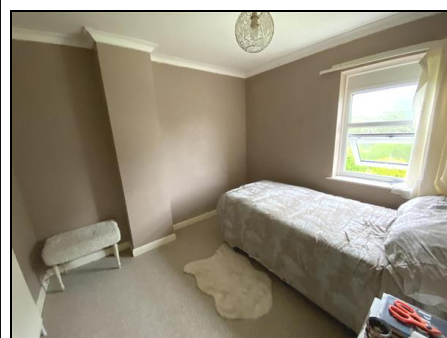
Lounge



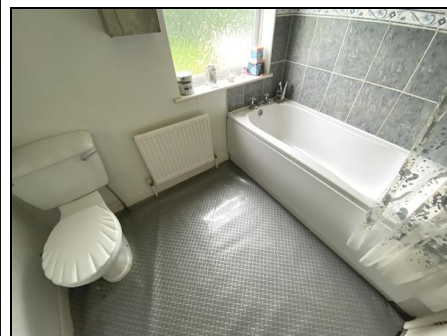
Kitchen Diner



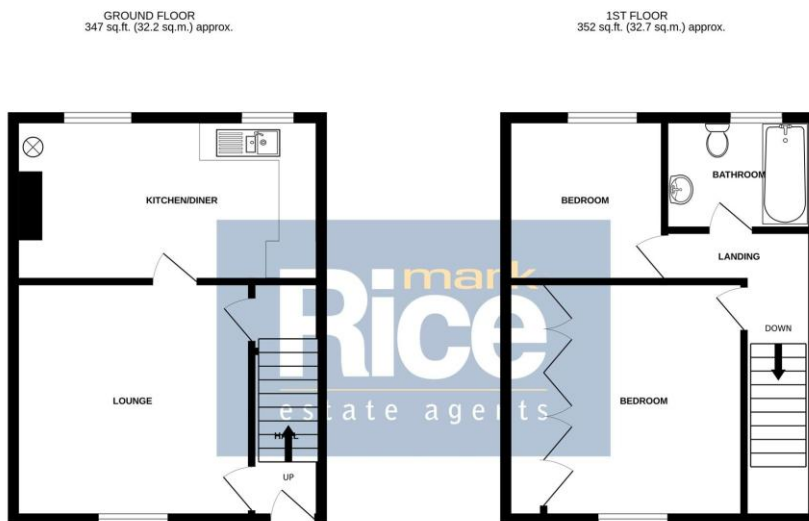
Bedroom 1



Bedroom 2



Bathroom



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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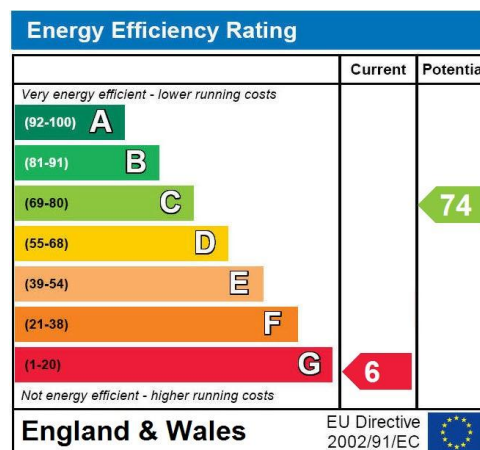
Outside



Further Aspect



Store/Stable



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 30/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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