

**DRAFT**

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



***£170,000***

***A spacious and particularly well presented Two Bedroom Terraced Cottage with driveway and a single garage. the property is located in the village centre close to all local amenities. The accommodation comprises: Entrance Hallway, Lounge with a multi fuel burner, Kitchen Diner, Utility Room, Downstairs Cloakroom and to the first floor there are Two Double Bedrooms and Family Bathroom.***

***The outside of the property comprises a fully enclosed rear landscaped garden, designed with ease of maintenance in mind, which leads to the driveway and single garage.***

***The property has a wealth of character and features. Viewing is highly recommended to fully appreciate the condition and spacious accommodation the property has to offer.***

### **Directions**

*Travelling from Sleaford on A153 road, after proceeding through the villages of Anwick and North Kyme proceed into the village of Billinghamay, Take the 2nd turning on the left hand side to Church Street and follow the road to where it filters onto Victoria Street and the property can be found on the right hand side as indicated by our For Sale board.*

*A double glazed front entrance door provides access into the Entrance Hallway having ceiling downlighters and smoke alarm.*

### **Lounge: 4.29m (14'1") x 4.19m (13'9")**

*Having a feature multi fuel burner with surround, under stairs storage cupboard with light, coved ceiling and a tall electric radiator.*

### **Kitchen Diner 3.76m (12'4") x 2.79m (9'2")**

*Having a range of matching units with work surface over, single inset ceramic sink with mixer tap, space for electric oven with a stainless steel cooker hood over, tiled splash backs, space for American Fridge Freezer, having a coved ceiling with ceiling downlighters and a door which provides access into the Utility room.*

### **Utility 3.12m (10'3") x 2.46m (8'1")**

*Having a range of base units with work top over, space for washing machine, space for a condensing tumble dryer, skylight, radiator and a rear exit door.*

### **Downstairs Cloakroom**

*Having a close coupled WC, vanity hand wash basin with mixer tap and tiled splash backs.*

*Stairs from the Entrance Hall provide access to the first floor landing, having loft access and a smoke alarm.*

### **Bedroom 1: 35.59m (116'9") x 4.42m (14'6")**

*Having free standing wardrobes with sliding doors, coved ceiling, ceiling down lighters, electric radiator and an over-head store cupboard which houses the hot water cylinder.*

### **Bedroom 2: 2.79m (9'2") x 2.24m (7'4")**

*Having a coved ceiling, ceiling down lighters and an electric radiator.*

### **Bathroom: 2.79m (9'2") x 1.40m (4'7")**

*Being partially tiled and having a close coupled WC, pedestal hand wash basin with pillar taps, panelled bath with electric shower over with shower screen, coved ceiling, ceiling downlighters, extractor fan and electric towel radiator.*

### **Outside:**

*To the outside of the property the front garden is laid with anthracite slate, for ease of maintenance and is enclosed with wrought iron gates and railings. The rear garden is fully landscaped and comprises a flagstone patio area, an artificial lawned area, external lighting. The garden is enclosed with a combination of brick walling and timber fencing with a timber gate leading to the driveway and single garage which has an up and over door and a further courtesy door which gives access to the rear garden.*



**Lounge**



**Further Lounge**



**Kitchen**



**Further Kitchen**



**Bedroom 1**

*Council Tax Band A.*

*NB These are draft particulars awaiting the vendors' final approval*



***Bedroom 1***



***Bathroom***



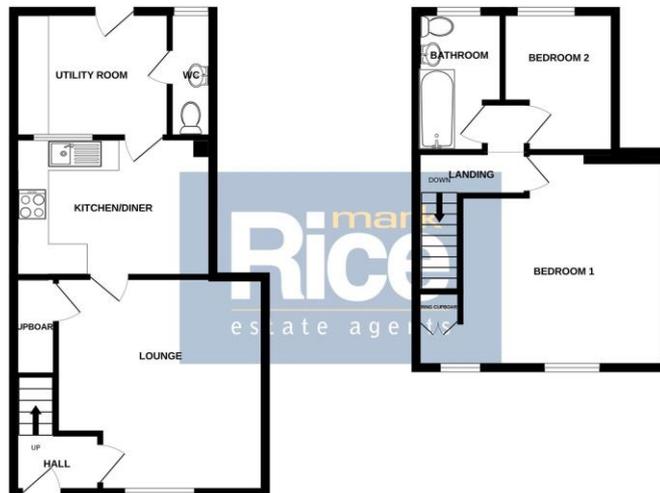
***Rear Garden***



***Further Outside Rear***

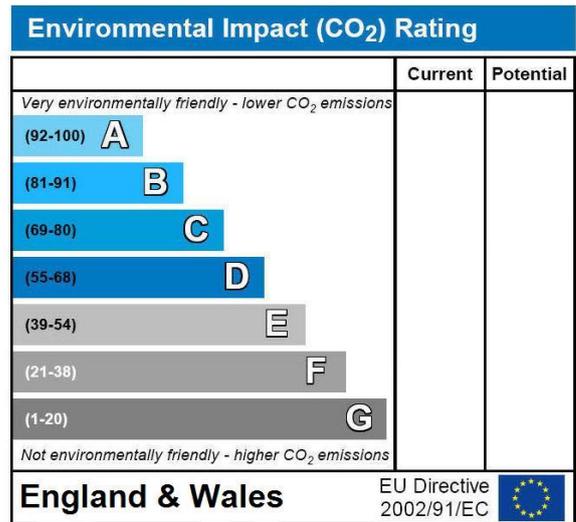
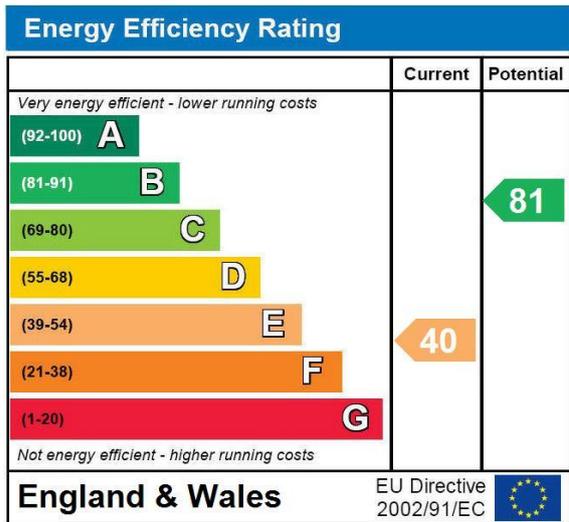
GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of rooms, windows, doors 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 layout, fixtures and fittings shown have not been tested and no guarantee is given as to their accuracy or efficiency. See also the particulars of sale.



*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.*