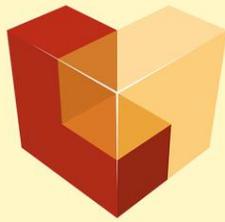


EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



18 Chapel Street, Sleaford, Billingborough, Lincolnshire, NG34 0QH

£485,000 Freehold

- Detached Bungalow
- Entrance Hallway
- Four Bedrooms
- Kitchen Open to Family Room
- Large Plot & Double Garage

This spacious detached bungalow is located in the pretty Lincolnshire village of Billingborough. Billingborough has a thriving village community and benefits from a co-op supermarket, two local stores and a post office. There is also a doctors surgery with a pharmacy and a local pub and restaurant.

There are three local primary schools within 5 miles and they all feed into Grantham, Sleaford, Donnington and Bourne senior schools.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Part glazed front door to Entrance Hallway: Three radiators, dado rail. Stairs to first floor conversion.

Lounge

12' 5" x 12' 5" (3.78m x 3.78m) Open fire place with cream tiled surround back plate and hearth, radiator, bay window to front.

Kitchen

11' 10" x 13' 8" (3.61m x 4.17m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary wooden effect fitted worktops, splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer tap, space and plumbing under worktop for dishwasher, space for cooker, space for fridge/freezer, radiator, ceramic floor tiles, part glazed door to rear garden, open through to family room.



Family Room

12' 5" x 12' 5" (3.78m x 3.78m) Feature original open fire place with tiled back plate and hearth, TV point, radiator, bay window to front.

Bedroom 1

10' 11" x 10' 11" (3.33m x 3.33m) Radiator, window to rear.

Bedroom 2

10' 11" x 10' 11" (3.33m x 3.33m) Radiator, window to rear.

Bedroom 3

6' 11" x 7' 7" (2.11m x 2.31m) Radiator, window to rear.

Shower room

5' 6" x 10' 1" (1.68m x 3.07m) Corner shower cubicle with glass door, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

First Floor Suite.

A most impressive first floor suite including, master bedroom, family bathroom and walk in storage cupboard.

Master Bedroom

16' 0" x 12' 1" (4.88m x 3.68m) TV point, window to front and rear, radiator.

Bathroom

6' 1" x 10' 0" (1.85m x 3.05m) Panelled spa bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, extractor fan.

Garden

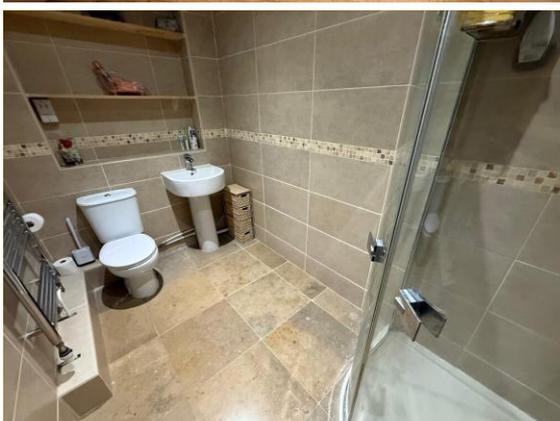
The front of this property benefits from a large block paved driveway leading to a double garage with twin up and over garage doors. The remainder of the front garden has a large well kept lawn and attractive trees and shrubs. The rear garden is another lovely feature of the bungalow it benefits from a large lawn and attractive shrubs and trees. The garden continues to the side of the bungalow and has a patio seating area with the remainder laid to gravel.

Double Garage

22' 8" x 25' 4" (6.91m x 7.72m) Power and light connected, twin electric doors, pedestrian door opening to rear garden. This garage is larger than an average double garage and has internal access via the hallway. There is a large roof space which could easily be converted to another large double bedroom and ensuite. This could easily be accessed via the first floor landing.

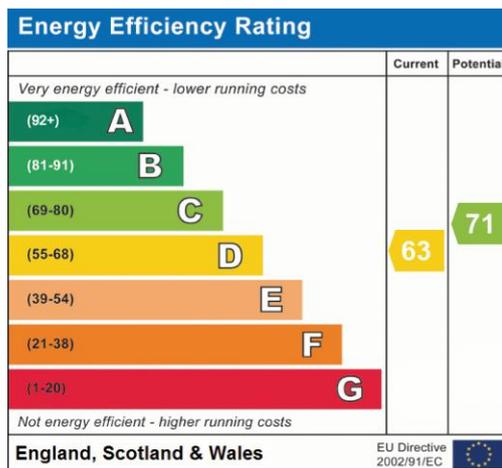
Agents Note

This property offers spacious accommodation and also has the opportunity to extend further. It benefits from 16 solar panels which will give buyers the opportunity to have cheaper electricity bills. There is also an external ROLEC car charging point.





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. Made with Metropix ©2005.



TENURE Freehold

SERVICES Electric, Water

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kes teven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S-3791712

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
 23 North Street
 Bourne
 Lincolnshire
 PE10 9AE

CONTACT

T: 01778 420406
 E: boume@longstaff.com
 www.longstaff.com