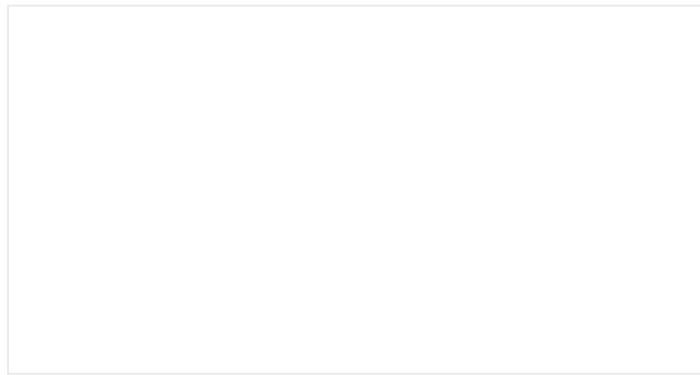




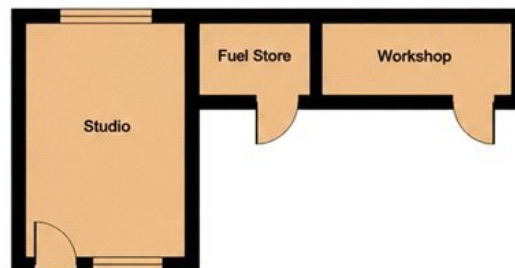
Victoria Street, Billingborough, Sleaford, NG34

Approximate Area = 1285 sq ft / 119 sq m

Outbuildings = 208 sq ft / 19 sq m

Total = 1493 sq ft / 138 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Tailors Cottage, 22 Victoria Street, Billingborough, NG34 0NX

£250,000 Freehold

NO CHAIN!! This charming four-bedroom cottage is situated in the heart of the popular village of Billingborough, within easy reach of a wide range of local amenities. Full of character throughout, the property combines generous and versatile accommodation with attractive period features including exposed beams, brickwork and fireplaces. The ground floor offers a spacious lounge, separate breakfast/dining room, kitchen, utility room and the added benefit of a downstairs bathroom. Upstairs there are four bedrooms together with the main family bathroom, with the impressive principal bedroom being particularly spacious and full of character. Outside, the property enjoys a beautifully established and thoughtfully landscaped garden, providing a private and attractive space for outdoor dining and entertaining. A real added feature is the useful detached outbuilding, incorporating a studio/home office, workshop and fuel store – ideal for anyone working from home, pursuing hobbies or requiring additional storage. A delightful character home offering considerably more space than first impressions suggest, set within a well-served and popular village location.

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ACCOMMODATION

Entrance Hall - With wooden flooring, plenty of storage, upvc double glazed window to the front and open to:

Dining Room - 13'1" x 10'8" (4m x 3.25m) With wooden flooring, upvc double glazed window to the rear, beamed ceilings, radiator, power points and open to:

Kitchen - 12'3" x 8' (3.73m x 2.44m) With one and a half bowl sink with cupboard below, excellent range of wall and base units, space for range cooker, space for fridge freezer, exposed stone walls, beamed ceilings, tiled flooring, upvc double glazed window to the rear, access to stairs to the first floor and door to:

Lounge - 20'8" x 11'1" (6.3m x 3.38m) With attractive feature fireplace, upvc double glazed windows to the front, beamed ceiling, laminate flooring, radiator and power points.

Downstairs Cloakroom - 8'7" x 8' (2.62m x 2.44m) With modern fitted suite comprising, low level wc, wash hand basin set in unit with cupboards below, tiled flooring, oil boiler supplying hot water and central heating and frosted windows.



Utility Room - With fitted worksurface with space and plumbing for washing machine dishwasher and tumble dryer and window and door to the rear garden.

First Floor Landing - With access to:

Master Bedroom - 19'2" x 11'1" (5.84m x 3.38m) With vaulted beamed ceiling, built in wardrobes, radiator and upvc double glazed windows to the front and rear.

Bedroom Two - 13'4" x 7'9" (4.06m x 2.36m) With upvc double glazed window, radiator and power points.

Bedroom Three - 12' x 7'7" (3.66m x 2.3m) With upvc double glazed window, radiator and power points.

Bedroom Four - 7'8" x 5'7" (2.34m x 1.7m) With upvc double glazed window, radiator and power points.

Family Bathroom - 11' x 7'3" (3.35m x 2.2m) With modern fitted suite comprising, freestanding bath, separate shower cubicle, low level wc, wash hand basin, part panelled walls, laminate flooring and window to the rear.

Outside - The property enjoys a beautifully landscaped and established rear garden, thoughtfully designed to provide a low-maintenance yet attractive outdoor space. Paved seating areas are complemented by decorative slate, mature shrubs, specimen trees and an abundance of established planting, creating plenty of colour and interest. The garden also offers several areas for outdoor seating and entertaining, with a good degree of privacy and access to the useful detached studio/workshop.

Workshop/Home Office - 13'11" x 9'6" (4.24m x 2.9m) With power and light, laminate flooring, radiator (connected to the main boiler) hot and cold-water supply. attractive feature fireplace and window to the rear.

Oil Store - 6'7" x 4'3" (2m x 1.3m)

Store - 11' x 4'3" (3.35m x 1.3m)

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B