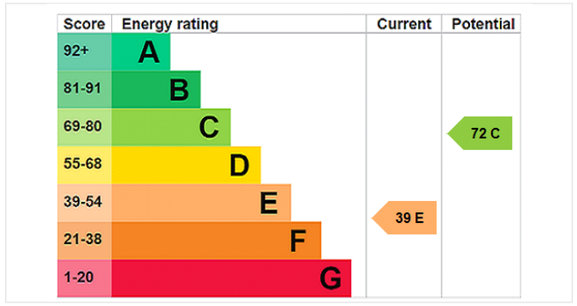
Tailors Cottage, Victoria Street, Billingborough, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.











Tailors Cottage, 22 Victoria Street, Billingborough, Sleaford, Lincolnshire, NG34

£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.

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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)

Agent's Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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