

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Bridge House, Billingborough Road, Horbling, NG34 0PA

£325,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this charming 4 bedroom detached cottage set on a generous plot with a wealth of character and charm. The property offers excellent family accommodation benefiting from three separate reception rooms, kitchen with utility off, downstairs bathroom, master bedroom with en-suite and three further bedrooms. The property also benefits from two stair cases, oil fired central heating and no ongoing chain. Outside there is a detached 38ft garage complex with the potential to covert in to Annex accommodation (STPP) with plenty of parking behind plus a generous established plot making this home a must view. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.





## ACCOMMODATION

**Entrance Hall** - with stairs leading to the first floor landing, door to family room and door leading through to:

**Dining Room** - 11ft 7ins x 12ft 1ins with window overlooking the side aspect, tiled flooring, radiator, beamed ceiling, built in storage cupboards and door leading through to:

**Living Room** - 16ft 10ins x 14ft 1ins with attractive feature open fireplace, two windows to the side aspect, French doors onto the rear garden, down lighting, radiator, tv point and power points.

**Family Room** - 7ft 11ins x 19ft 1ins with attractive feature fireplace with wood burning stove, tiled flooring, bay window to the front aspect, window to the side aspect, radiator, access to loft and door leading to:

**Store Cupboard** - with window to the side aspect, tiled flooring and electric heater.

**Utility Room** - 4ft 2ins x 9ft 6ins with fitted work surfaces, space and plumbing for washing machine, space for tumble dryer, window to the side aspect, tiled flooring, under stairs recessed storage and archway leading through to:



**Kitchen** - 12ft 4ins x 9ft 5ins with a range of fitted units comprising of Belfast sink with cupboard under, fitted work surface, space for range cooker, tiled flooring, space and plumbing for dishwasher, space for fridge freezer, window to the side aspect, radiator, down lighting and door leading through to:

**Rear Lobby** - with door leading to the side aspect, second staircase rising to the first floor, tiled flooring, boiler supplying hot water and central heating and door leading through to:



**Bathroom** - with panelled bath having wall mounted shower over, low level WC, wash hand basin, tiled flooring, radiator and frosted window.

**Bedroom One** - 13ft 3ins x 15ft 7ins with 2 windows overlooking the side aspect, radiator, power points, built in wardrobe cupboard with hanging space, door leading to: En-Suite having corner shower cubicle with wall mounted shower, low level WC, wash hand basin, access to the loft, radiator and frosted window.

**En-Suite Shower Room** - With shower cubicle, low level wc, wash hand basin, radiator and frosted window.

**Bedroom Two** - 11ft 9ins x 11ft 1ins with window overlooking the side aspect, attractive feature fireplace, built in wardrobe cupboards, radiator and power points.

**Bedroom Three** - 9ft 1ins x 16ft 5ins with 2 windows overlooking the side aspect, stripped floorboards, beamed ceiling, radiator and power points.

**Bedroom Four** - 7ft 10ins x 8ft 6ins with window overlooking the rear aspect, radiator and power points.

**Outside** - To the front aspect there is a gravelled driveway providing off road parking and to the rear garden there is a paved patio leading to an established laid lawn garden with attractive flower and shrubbed borders with access to the garage with further parking.

**Garage/Workshop** - 38ft 2ins x 19ft with two up and over doors, power and light plus personal door to the garden.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

B

