



6 BILLINGBOROUGH ROAD, SLEAFORD, LINCOLNSHIRE, NG34 0SG

£165,000 FREEHOLD

NO CHAIN Located in the charming village of Folkingham, is this Two Bedroom Semi-Detached Bungalow which is well presented throughout. The property is located half way between Sleaford & Bourne and providing easy access for both. The accommodation comprises of Entrance Porch, Inner Hall, Kitchen, Lounge, Two Double Bedrooms and a Wet Room. Outside, this bungalow has a lovely lawned area to the front enclosed by fencing and a gate. The rear garden is of particular note, being a generous size, principally laid to lawn with a paved patio area, decking area, fencing to all aspects, a garden shed and summer house. There are also solar panels on the roof, which the current owner had installed and tells us they are owned outright. There is also the benefit of no onward chain.

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ACCOMMODATION

Entrance Porch

Living Room - 12'10" x 10'9" (3.9m x 3.28m)

Kitchen - 10'3" x 7'5" (3.12m x 2.26m)

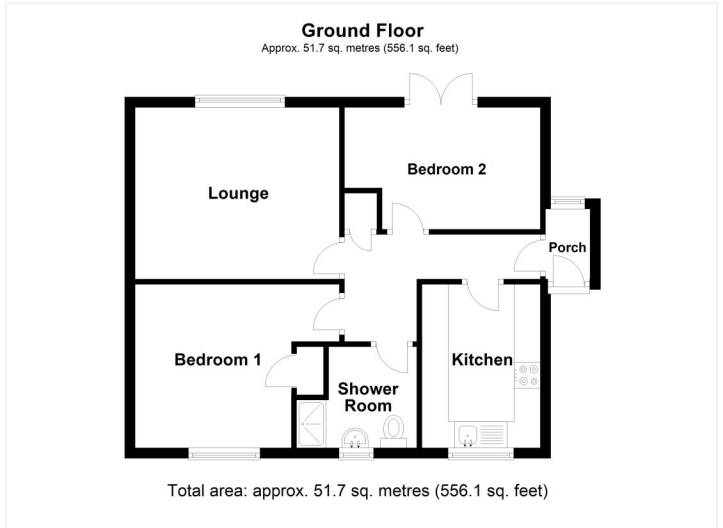
Bedroom One - 10'7" x 10' (3.23m x 3.05m)

Bedroom Two - 9'2" x 7'5" (2.8m x 2.26m)

Wet Room

- NO CHAIN
- TWO BEDROOM BUNGALOW
- SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO VILLAGE CENTRE
- ON STREET PARKING
- UPVC DOUBLE GLAZING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			121
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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