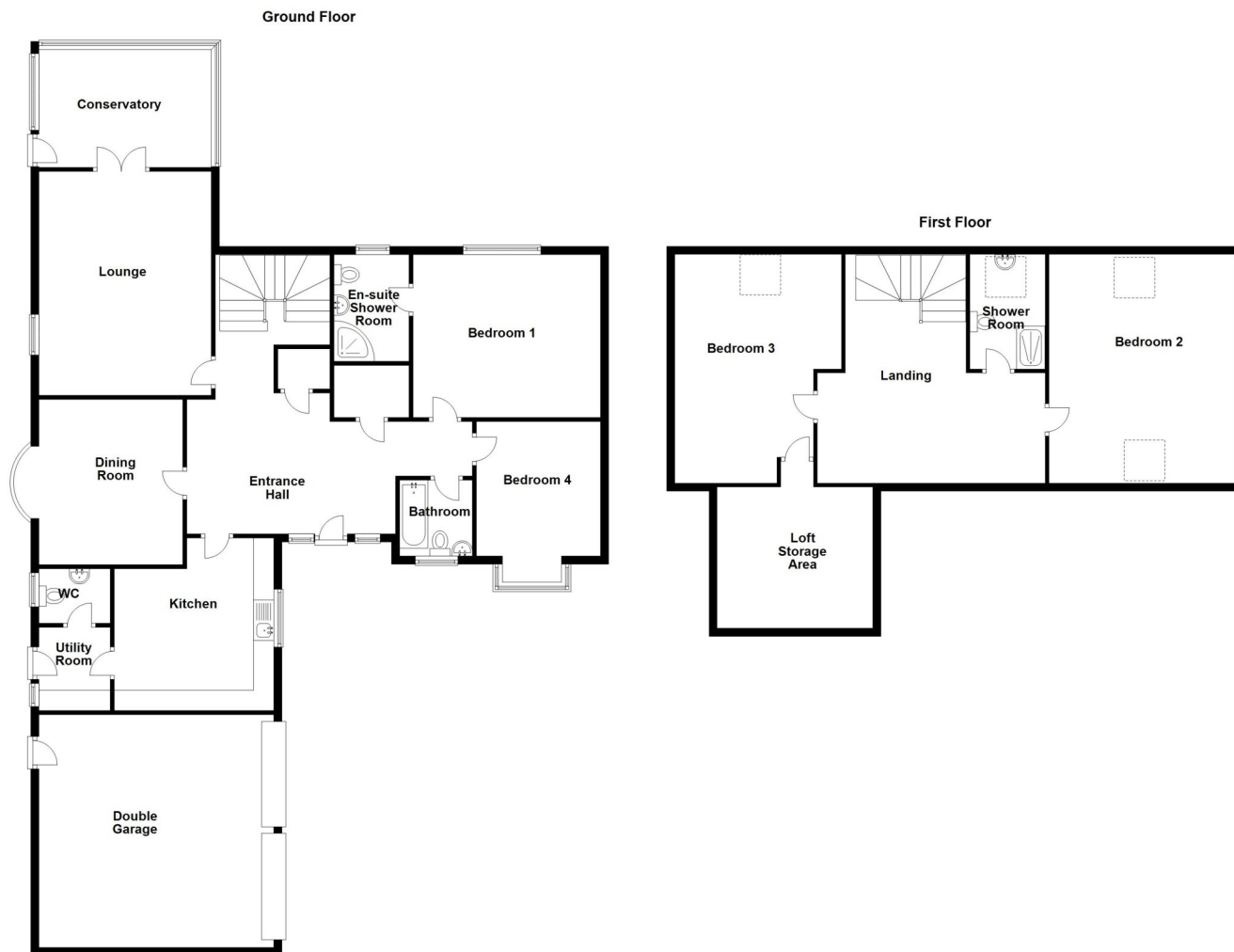


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Ousemere Close, Billingham, Sleaford, NG34 0HY

O.I.E.O £365,000 Freehold

Winkworth are delighted to offer for sale this four bedroom chalet bungalow with two ground floor bedrooms and two large first floor bedrooms. The property offers fantastic accommodation with spacious entrance hall with turning stair case to the first floor, lounge with conservatory off, separate dining room with bay window to the side, kitchen with utility room and cloakroom off, bedroom with en-suite, further ground floor bedroom and family bathroom. On the first floor there are two large bedroom one with access to a spacious loft storage space and a further upstairs shower room. Outside there is a generous gravelled driveway providing lots of off road parking leading to an oversized double garage with electric up and over door and further manual door. The rear garden is again a good size being mainly lawned and enjoys views across open fields. Please call 01778 392807 for more information.

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

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ACCOMMODATION

Entrance Hall - Part glazed UPVC double glazed entrance door with glazed side panels, stairs to first floor landing, under stairs cupboard, radiator, coving to textured ceiling, airing cupboard.

Lounge - 18' x 13' (5.49m x 3.96m) Two UPVC double glazed windows to the side aspect, radiator, feature fireplace, French doors opening into:

Conservatory - 11'6" x 9' (3.5m x 2.74m) Brick and UPVC construction, single UPVC double glazed door to side aspect.

Dining Room - 13' (3.96) into the bay x 13' (3.96) UPVC double glazed bay window, radiator.

Kitchen - 13'6" x 12' (4.11m x 3.66m) Fitted with a range of eye level, base and drawer units, fitted complimentary work surface, inset sink and drainer unit with mixer tap, tiled splash back, wine rack, built-in oven and ceramic hob, built-in dishwasher, tiled floor, radiator, coving to textured ceiling, UPVC double glazed window to front.

Utility Room - Fitted work surface, plumbing for washing machine, tiled floor, radiator, extensive tiling, coving to textured ceiling, UPVC part glazed door to side, space for fridge/ freezer.



Cloakroom - Fitted with a two piece suite comprising of a low-level WC and wash hand basin, tiled floor, coving to textured ceiling, radiator, UPVC double glazed window to side.

Master Bedroom - 15'2" x 13'4" (4.62m x 4.06m) Fitted wardrobes, TV point, telephone point, UPVC double glazed window to rear, radiator, door to:

En-Suite Shower Room - Fitted with a three piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle, fully tiled, shaver point and light, radiator, UPVC double glazed obscure window to rear aspect.



Bedroom Four - 12'2" (3.7) into bay x 10'3" (3.12) UPVC double glazed bay window to front aspect, radiator, coving to textured ceiling.

Family Bathroom - Fitted with a three piece suite comprising low-level WC, pedestal wash hand basin and bath with shower over, fully tiled, radiator, coving to textured ceiling, UPVC double glazed obscure window to front aspect.

First Floor Landing/Study Area - Radiator, Velux window to rear aspect.

Bedroom Two - 18'2" x 15'3" (5.54m x 4.65m) Velux window to front and rear aspects, radiator.

Bedroom Three - 18'2" x 13' (5.54m x 3.96m) Velux windows to front and side aspects, radiator, door to:

Attic Room/Storage - 11'1" x 9'4" (3.38m x 2.84m) Average measurements.

Shower Room - Fitted with a three piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle, shaver point and light, fully tiled, extractor fan, Velux window to rear aspect.

Outside - To the front there is an extensive driveway providing ample off-road parking leading to a double garage. The enclosed rear garden is mainly laid to lawn with various shrubs and flower borders and views over open fields.

Double Garage - 19'5" x 17'5" (5.92m x 5.3m) With two up and over doors, (one electric) power and light connected, window to side aspect, oil fired boiler, courtesy door to side

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

