



## 10 Brewery Lane, Billingborough, Sleaford, Lincolnshire, NG34 0LN

£525,000 Freehold

We are delighted to offer for sale this individually built four bedroom detached family home with a fantastic garden that featured in the amateur garden magazine. The property offers excellent accommodation benefiting from lounge with feature fireplace, study, downstairs bedroom with en-suite, modern fitted kitchen/breakfast room with granite worktops opening to a quality garden room, utility room and downstairs cloakroom. On the first floor there is a 22ft bedroom with box room off that could easily be turned into an en-suite, there are two further bedrooms, family bathroom and impressive galleried landing. The property also benefits from 16 solar panels providing a feeding tariff, upvc double glazed windows, water softener and 30ft workshop, summer house, potting shed, outside toilet and other outbuildings. The south facing garden benefits from an underground tank and automatic watering system.

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## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, underfloor heating, power points and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin and extractor fan.

**Lounge** - 23'9" x 14'5" (7.24m x 4.4m) With attractive feature fireplace, upvc double glazed windows to the rear and side, underfloor heating and power points.

**Study** - 10'7" x 9'3" (3.23m x 2.82m) With upvc double glazed window to the front, under floor heating and power points.

**Bedroom One** - 14'3" x 11'5" (4.34m x 3.48m) With upvc double glazed window to the front, extensive range of fitted wardrobes under floor heating, power points and door leading to.

**En-Suite Bathroom** - With panelled bath, separate shower cubicle, low level wc, wash hand basin, under floor heating, heated towel rail and frosted window.



**Kitchen/Breakfast Room** - 21'7" x 13'5" (6.58m x 4.1m) With superb modern fitted units comprising, double sink with cupboard below, excellent range of wall and base units complemented by granite worktops, built in Neff oven, further Neff microwave oven, integrated dishwasher, integrated fridge and freezer, tiled flooring with under floor heating and open to.

**Garden Room** - 13'6" x 11'7" (4.11m x 3.53m) With windows and doors overlooking the rear garden, vaulted ceiling, tiled flooring with under floor heating and power points.

**Utility Room** - 12'10" x 6'7" (3.9m x 2m) With range of fitted units, single drainer sink, space and plumbing for washing machine and tumble dryer, tiled flooring, door to the side and door to the garage.

**First Floor Galleried Landing** - With upvc double glazed window to the front, built in airing cupboard and door to.

**Bedroom Two** - 22'10" x 17'9" (6.96m x 5.4m) With upvc double glazed window to the rear, radiator, power points and door leading to.

**Box Room** - 9'5" x 8'6" (2.87m x 2.6m) Making an ideal walk in wardrobe or could easily be converted to provide a further en-suite.

**Bedroom Three** - 15'2" x 9'4" (4.62m x 2.84m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Four** - 11'5" x 9'4" (3.48m x 2.84m) With upvc double glazed window to the rear, radiator and power points.

**Family Bathroom** - With panelled bath, separate shower cubicle, low level wc, wash hand basin, heated towel rail and frosted window.

**Outside** - To the front there is a generous part walled driveway providing ample off road parking leading to a DOUBLE GARAGE with two electric up and over doors, power and light plus oil fired boiler and water softener.

The rear garden is a particular feature and was featured in the amateur gardening magazine and has a paved patio leading to an established well stocked lawned garden which is fully enclosed. There is also a timber workshop (30 x 17ft) with power and light and various other outbuildings.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

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