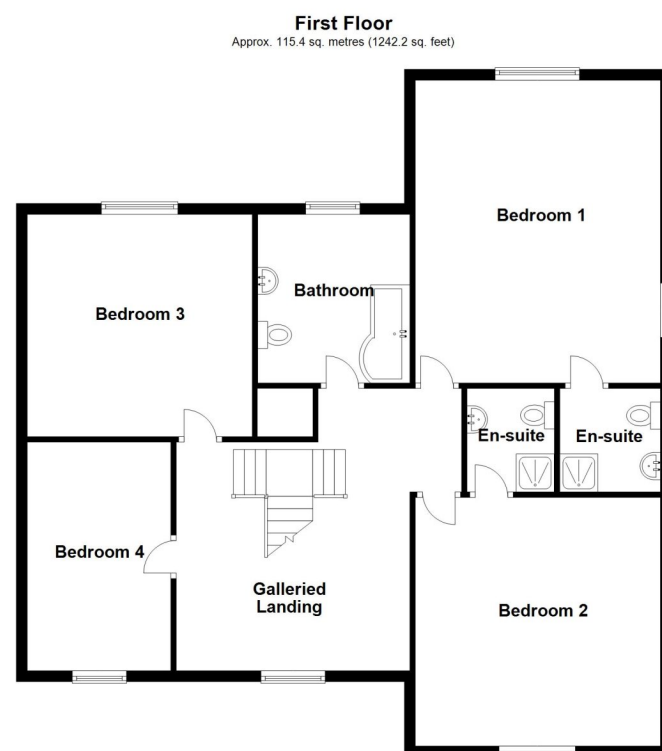
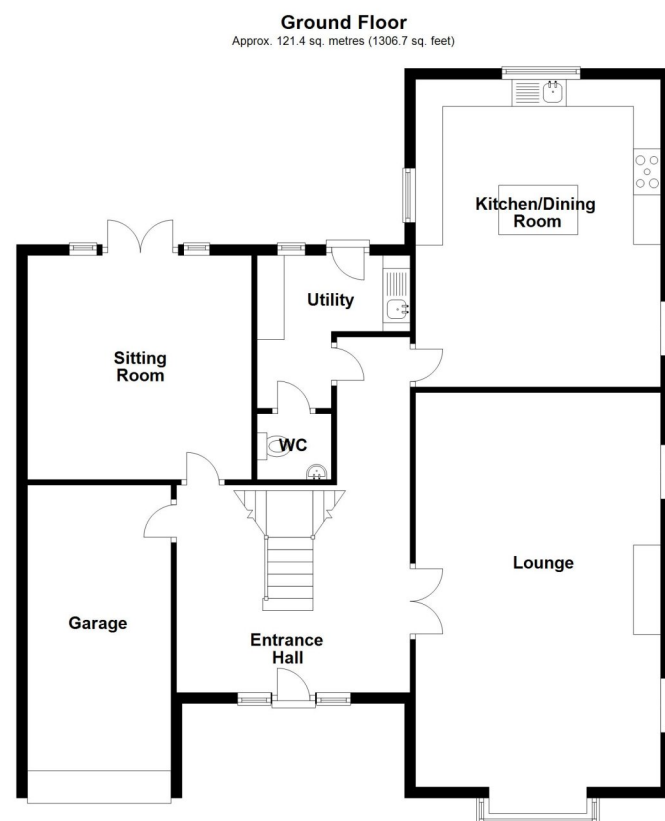


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



Total area: approx. 236.8 sq. metres (2548.9 sq. feet)



## 14a Whiteleather Square, Billingborough, Sleaford, Lincolnshire NG34 0QP

£425,000 Freehold

This executive and impressive Four Bedroom Detached Family Home is immaculately presented throughout and offers extremely spacious accommodation throughout. The property was built in 2008 to a high specification and enjoys a fantastic sized plot with a non-overlooked garden and ample parking to the front. Boasting just under 2500 sq. ft of accommodation, no room in the house feels small, with a stunning entrance hall and galleried landing letting heaps of natural light through to make the home feel even more light and airy. The accommodation comprises of Entrance Hall, Lounge, Sitting Room, Kitchen/Diner, Utility Room, Downstairs Cloakroom, Four brilliant sized Double Bedrooms, 2 with En-Suites and a spacious Family Bathroom. The plot is only further enhanced by the benefit of an edge of village location located at the end of the cul-de-sac, just a short walk from the village centre and all its' amenities. The village of Billingborough itself boasts many amenities including numerous shops, a pub, numerous takeaways and a highly reputable doctors surgery. A viewing is highly advised to appreciate the position and size of this stunning home.

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Executive Detached Family Home | Individual High Specification Home | Edge Of Village Location | Spacious Accommodation | Four Double Bedrooms | Non Overlooked Rear Garden | Ample Parking | Immaculately Presented Throughout | Two En-Suite Shower Rooms | Popular Village

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See things differently.



## ACCOMMODATION

**Entrance Hall** - Having a UPVC door to front aspect, UPVC glazed units to front aspect, Karndean flooring, radiators, power points, spotlights and stairs leading to the galleried landing.

**Lounge** - 21'1" x 14'10" (6.43m x 4.52m) With UPVC box bay window to front aspect, UPVC windows to side aspect, Karndean floor, multi fuel burning stove with brick surround, TV point, telephone point, power points, radiator and spotlights to ceiling.

**Kitchen/Breakfast Room** - 18'2" x 14'11" (5.54m x 4.55m) Benefitting from an extensive range base and eye level units with granite work surface over, inset sink drainer, integrated dishwasher, space for Range cooker, center island with ample storage and cupboards, power points, tiled splashbacks, tiled floor, spot lights to ceiling, and UPVC windows to side and rear aspect.

**Sitting Room** - 13'7" x 13'7" (4.14m x 4.14m) With UPVC french doors to rear aspect, UPVC glazed windows to rear aspect, power points, telephone point, TV point and Karndean flooring.

**Utility Room** - 9'3" x 9'2" (2.82m x 2.8m) Having base units with work surface over, inset sink drainer, space and plumbing for washing machine, space for tumble dryer, radiator, power points, tiled flooring and UPVC door and window to rear aspect.



**Downstairs Cloakroom** - Having low level WC, hand wash basin, tiled flooring, partially tiled walls, radiator and extractor fan.

**Galleried Landing** - A real feature to this home is the stunning, open and airy galleried landing with UPVC window to front aspect, radiator, power points telephone point, airing cupboard housing hot water cylinder, loft access and spotlights to ceiling.

**Bedroom One** - 18'2" x 15' (5.54m x 4.57m) With UPVC windows to rear and side aspect, power points, TV point and radiator.

**En-Suite Shower Room** - 6'3" x 6' (1.9m x 1.83m) Being fully tiled and benefitting from a three piece suite comprising low level WC, hand wash basin, corner shower cubicle with mains fed shower over, heated towel rail, extractor fan and UPVC window to side aspect.

**Bedroom Two** - 15'3" x 15' (4.65m x 4.57m) Having UPVC window to front aspect, power points, radiator and TV point.

**En-Suite Shower Room** - 6'4" x 5'3" (1.93m x 1.6m) Being fully tiled and benefitting from a three piece suite comprising low level WC, hand wash basin, corner shower cubicle with mains fed shower over, heated towel rail and extractor fan.

**Bedroom Three** - 13'8" x 13'7" (4.17m x 4.14m) Having UPVC window to rear aspect, power points and radiator.

**Bedroom Four** - 13'11" x 8'5" (4.24m x 2.57m) Having UPVC window to rear aspect, power points and radiator.

**Family Bathroom** - 10'2" x 9'2" (3.1m x 2.8m) Being fully tiled floor and benefitting from a three piece suite comprising low level WC, hand wash basin, panel bath with mains fed shower over, heated towel rail, spotlights to ceiling, extractor fan and UPVC window to rear aspect.

**Outside** - To the front of the property, there is a fantastic sized block paved and gravelled driveway offering ample off street parking for up to five vehicles, enclosed via a five bar gate and fencing. The rear garden is of particular note, offering a high degree of privacy, with a recently added large paved patio area leading up to a raised patio area. The garden is principally laid to lawn with edged borders well established with plants, trees and shrubs, fencing to all aspects, outside tap and an outside light.

**Garage** - 18'9" x 8'7" (5.72m x 2.62m) With electric up and over door to front aspect, power, lighting and floor standing oil central heating boiler.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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