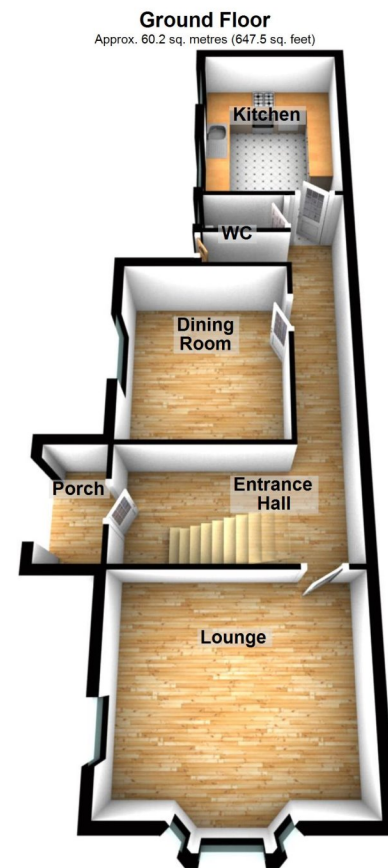


## Brewery Lane, Billingborough, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| 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> |                         | 74        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (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. 116.4 sq. metres (1253.1 sq. feet)



## 15 Brewery Lane, Billingborough, Sleaford, NG34 0LN

£189,950 Freehold

An attractive three bedroom semi detached home located in the popular village of Billingborough with no ongoing chain. The property offers spacious family accommodation benefiting from lounge with bay window, separate dining room, modern fitted kitchen, downstairs cloakroom, three bedrooms and shower room with separate wc. Outside there is a generous enclosed rear garden with patio and lawned area and to the front a pleasant front garden with pathway to the side door. The property also benefits from upvc double glazed windows and oil fired central heating to radiators. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached House | Downstair Cloakroom | Spacious Family Accommodation | No Ongoing Chain | UPVC Double Glazing | EPC Rating - E

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

Under the Property Misdescriptions Act 1991, the Particulars 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**

winkworth.co.uk/bourne

See things differently.





**Bedroom Two** - 13'3" x 10'3" (4.04m x 3.12m) With upvc double glazed window to the side, radiator and power points.

**Bedroom Three** - 9'4" (2.84) (max) x 7'1" (2.16) (max) With upvc double glazed window to the side, radiator and power points.

**Shower Room** - With corner shower cubical, wash hand basin, part tiled walls and frosted window.

**Separate WC** - With low level wc and frosted window

**Outside** - To the front there is a fenced garden with pathway leading to the side door. The rear garden has a paved patio leading onto a fully enclosed lawned garden with side access.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B



**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, storage cupboard and door to

**Cloakroom** - With low level wc and frosted window

**Lounge** - 14' x 12'4" (4.27m x 3.76m) With upvc double glazed bay to the front and further upvc double glazed window to the side, feature fireplace, radiator and power points.

**Dining Room** - 11'9" x 10'5" (3.58m x 3.18m) With upvc double glazed window to the side, radiator and power points.

**Kitchen** - 11'9" x 8'8" (3.58m x 2.64m) With modern fitted units comprising, sink with cupboard below, range of wall and base units, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, 2 upvc double glazed windows to the side and power points.

**Landing** - With loft access and door to

**Bedroom One** - 14' x 11'9" (4.27m x 3.58m) With upvc double glazed window to the front and side, radiator and power points.

