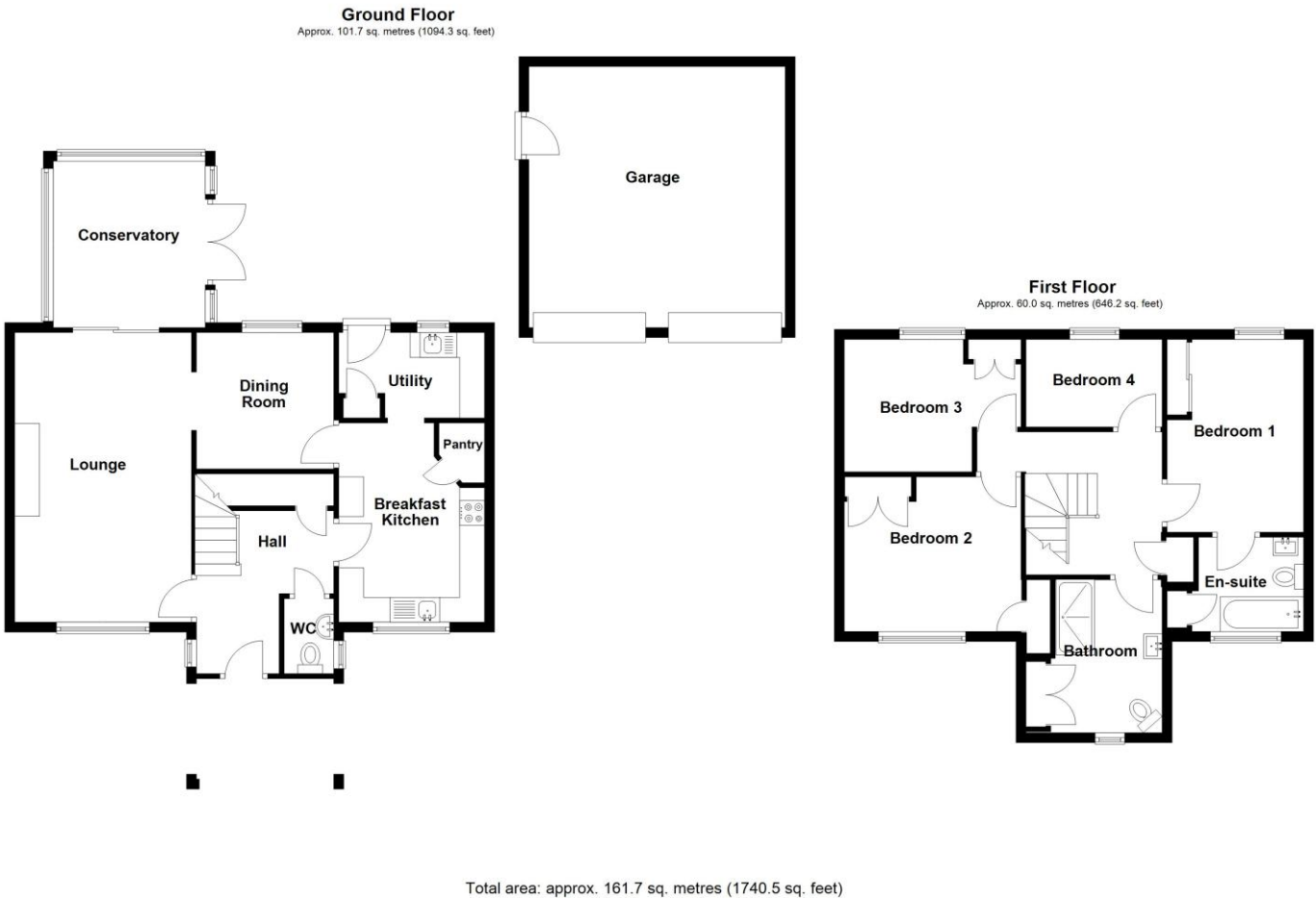


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

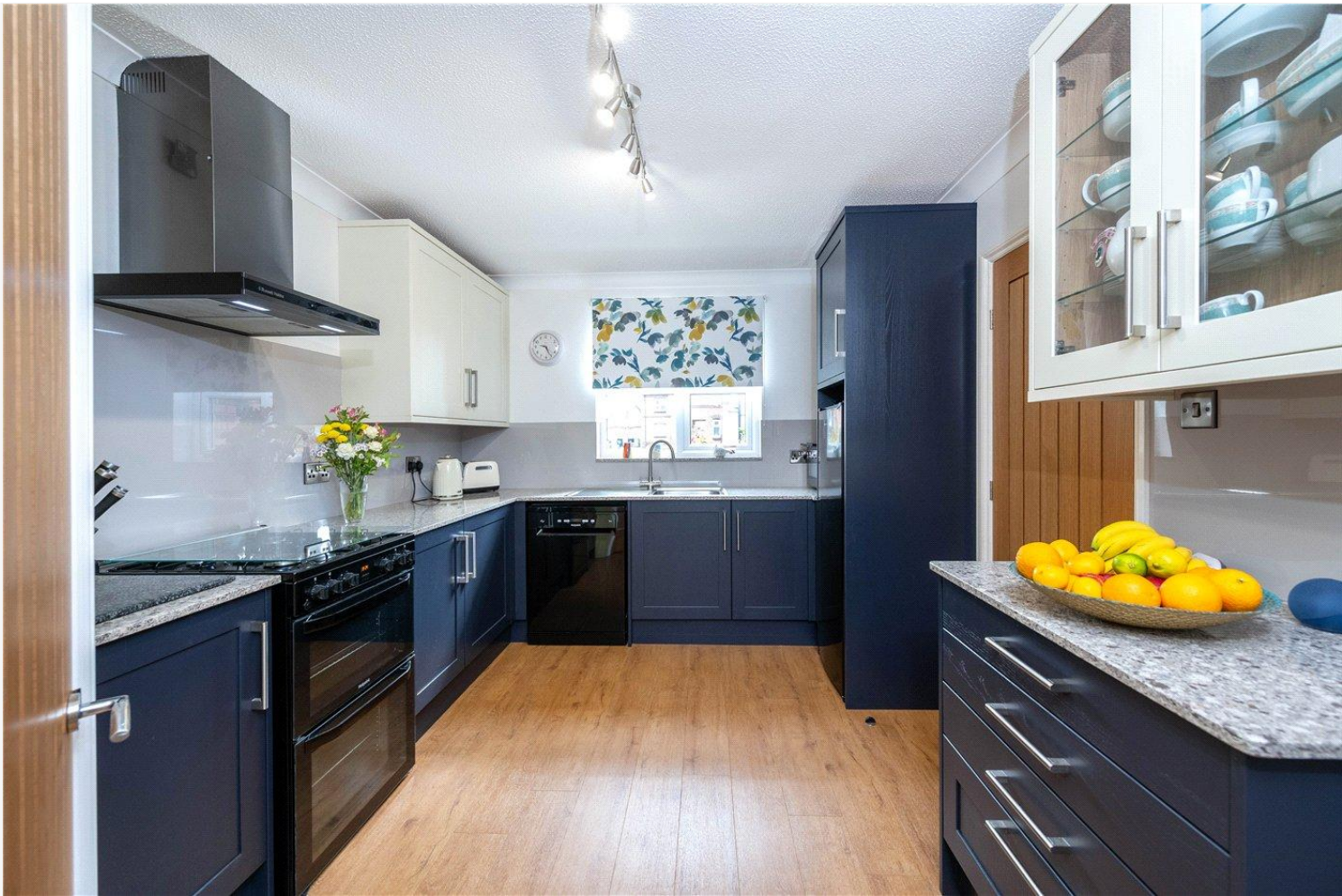


5 Vine Court, Billingborough, Lincolnshire, NG34 0QX

£385,000 Freehold

Tucked away at the end of a peaceful cul-de-sac in the heart of Billingborough, this immaculately presented four-bedroom detached home has been significantly improved and modernised by the current owners, creating a stylish and modern family home.

Fully renovated throughout | Stylish new kitchen & utility | Four well-proportioned bedrooms | Modern en-suite | Updated family bathroom and WC | Generous lounge and conservatory | Detached double garage | Parking for four vehicles | Quiet cul-de-sac | Village location | Close to amenities | Viewing highly advised



DESCRIPTION

From the moment you arrive, the changes are clear. The home's kerb appeal has been completely refreshed, along with upgraded windows, and a smart new front door that sets the tone for what lies inside.

As you enter into the Hallway, there are multiple storage cupboards providing the perfect space for shoes and coats etc. The kitchen has undergone a complete transformation, now fitted with a sleek range of navy and cream shaker-style cabinets, granite worktops, space for multiple appliances and ample storage, including a walk-in pantry and separate utility room.

The dining room and spacious lounge still offer their original generous proportions but have been completely redecorated with modern flooring and fresh colour schemes.. A feature fireplace now takes centre stage in the lounge, and sliding doors lead through to the conservatory.

Upstairs, the improvements continue. The master bedroom now benefits from a smartly upgraded en-suite that includes a modern three piece suite. The family bathroom has also been given a makeover, replacing the dated fittings with a sleek white suite, and new flooring. All four bedrooms are well proportioned and have been re-carpeted and redecorated, and there is also an airing cupboard on the landing. Bedroom One boasts a large built in wardrobe whilst Bedroom Two has a large built in storage cupboard.



The rear garden remains private and enclosed, but now offers more usable space, with tidy lawns, mature planting, and improved patio areas. There's also access to the detached double garage, which offers excellent parking or workshop potential.

It's an attractive, move-in ready home in a sought-after village location with good local amenities and easy access to neighbouring towns.

Viewings are highly recommended to fully appreciate the work that's been done and the quality of this home.

ACCOMMODATION

Entrance Hall

Lounge - 19'2" x 11'8" (5.84m x 3.56m)

Breakfast Kitchen - 13' x 9'8" (3.96m x 2.95m)

Utility Room - 9'8" x 5'8" (2.95m x 1.73m)

Dining Room - 9'1" x 9' (2.77m x 2.74m)

Conservatory - 11' x 10'1" (3.35m x 3.07m)

WC

Bedroom 1 - 12'9" x 9' (3.89m x 2.74m)

En-suite

Bedroom 2 - 11'9" x 10'1" (3.58m x 3.07m)

Bedroom 3 - 11'9" x 8'9" (3.58m x 2.67m)

Bedroom 4 - 9' x 5'9" (2.74m x 1.75m)

Bathroom - 10' x 8'11" (3.05m x 2.72m)

Double Garage - 17'4" x 16'11" (5.28m x 5.16m)

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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