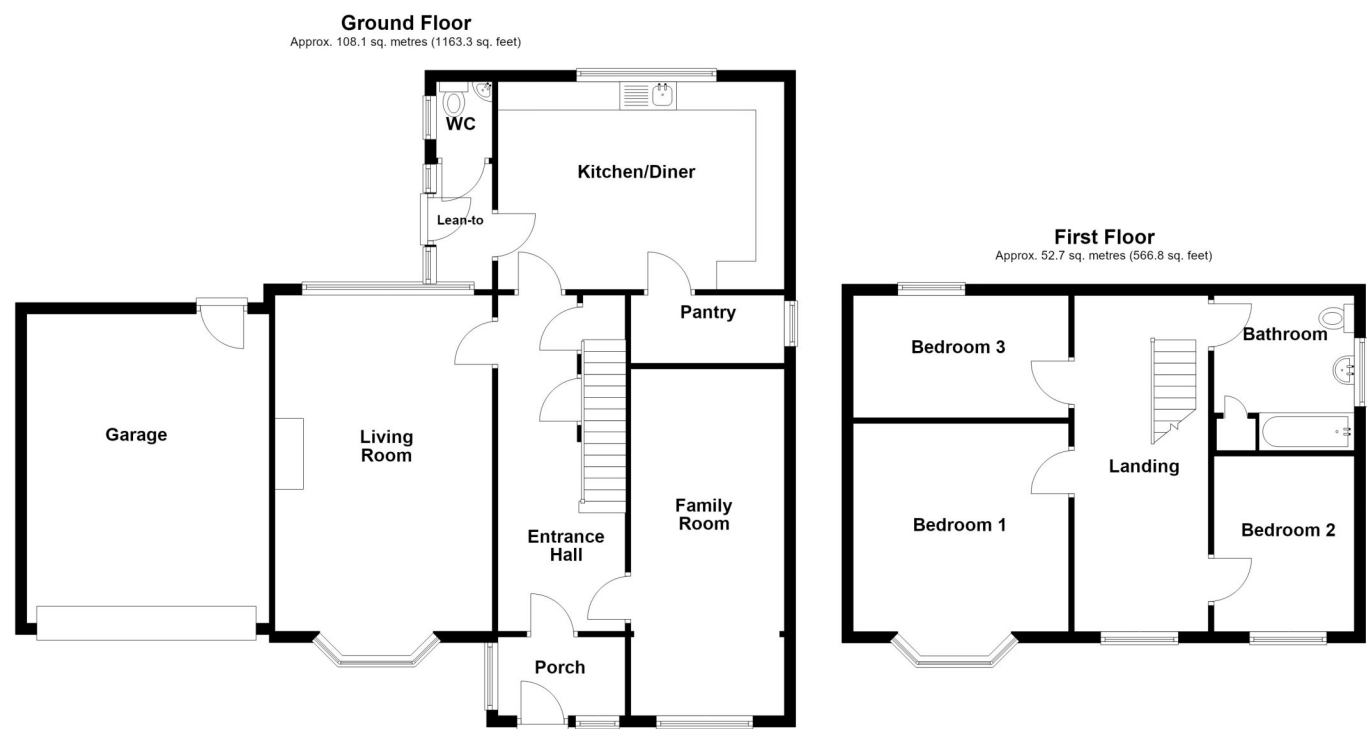


EPC TO FOLLOW



66 Pointon Road, Billingborough, Sleaford, Lincolnshire, NG34 0LP

£300,000 Freehold

An impressive and substantially extended three-bedroom detached family home, occupying a superb established plot within the popular village of Billingborough. The property enjoys a particularly generous frontage with extensive driveway parking and an oversized garage, while to the rear is a large, beautifully established garden, offering an excellent degree of space and privacy. The accommodation is both spacious and versatile, extending to approximately 1,730 sq ft and comprising an entrance porch and hall, generous living room, separate family room and a spacious kitchen/diner with adjoining pantry. There is also a useful lean-to and ground-floor WC. Upstairs, the property offers three well-proportioned bedrooms served by a family bathroom. Outside is a real feature of the home. The extensive frontage provides ample off-road parking, while the large mature rear garden is predominantly laid to lawn with an abundance of established trees, shrubs and planted borders, creating a wonderful setting for family life and outdoor entertaining. Billingborough is a well-served village offering a good range of everyday amenities, while providing convenient road links to Bourne and Sleaford, making this an excellent opportunity for buyers seeking a spacious family home on an unusually generous plot.

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ACCOMMODATION

Entrance Porch - With door leading to:

Entrance Hall - With stairs leading to the first floor, two under stairs storage cupboards, radiator, power points and door leading to:

Living Room - 19'6" x 12'7" (5.94m x 3.84m) With feature fireplace, upvc double glazed bay window to the front and further window to the rear, radiator and power points.

Family Room - 19'2" x 8'11" (5.84m x 2.72m) With upvc double glazed window to the front, radiator and power points.

Kitchen/Dining Room - 16'7" x 12' (5.05m x 3.66m) With fitted units comprising, double drainer sink unit with cupboard below, excellent range of wall and base units, space for electric cooker with extractor fan above, space and plumbing for washing machine, space for fridge freezer, part tiled walls, oil boiler supplying hot water and central heating, door to walk in pantry, upvc double glazed window to the rear and door to:



Lean-To - 6'9" x 4' (2.06m x 1.22m) With door to the garden and door to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

First Floor Landing - With upvc double glazed window to the front, radiator, power points and door leading to:

Bedroom One - 12'8" x 12'2" (3.86m x 3.7m) With extensive range of fitted wardrobes, upvc double glazed window to the front, radiator and power points.

Bedroom Two - 11'5" x 9' (3.48m x 2.74m) With upvc double glazed window to the front, fitted wardrobes, radiator and power points.

Bedroom Three - 12'2" x 7'2" (3.7m x 2.18m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bathroom - 9' x 8' (2.74m x 2.44m) With panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, built in airing cupboard, radiator and frosted window.

Outside - To the front there is a generous gravelled in and out driveway providing ample off road parking and access to:

Garage - 17'9" x 15' (5.4m x 4.57m) With up and over door, power and light plus personal door to the rear garden.

Rear - The property enjoys an exceptionally generous and beautifully established rear garden, predominantly laid to lawn and complemented by an impressive variety of mature trees, shrubs and well-stocked planted borders. The garden offers a wonderful degree of privacy, with attractive landscaped areas, pathways and greenhouse, whilst its substantial size provides plenty of space for outdoor entertaining, gardening and family enjoyment. The mature hedging along the boundary creates an attractive backdrop and enhances the secluded feel of this superb outside space.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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