

**Osbourne House, Low Street,  
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>		<b>76</b>
(55-68)	<b>D</b>	<b>58</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	



**Osbourne House, 3 Low Street, Billingborough, NG34 0QJ**

O.I.E.O £650,000 Freehold

Winkworth are delighted to offer for sale this stunning five bedroom detached stone built period home set within a conservation area with generous walled gardens with a detached double garage with room and room above. The property offers a wealth of character and charm with flexible family accommodation benefiting from, lounge with feature fireplace, separate dining room with beamed ceilings and woodburning stove, farmhouse style kitchen, utility room and downstairs cloakroom. On the first floor there is an impressive master bedroom with en-suite shower room, a further double bedroom and family bathroom and on the second floor three further bedrooms. Outside there is a gravelled driveway with lots of off road parking leading to a detached double garage with office/family room above. The rear garden is an established part walled garden with secluded patio leading to lawned garden with mature trees and shrubs. Please call 01778 392807 for more information.

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Five bedrooms | Detached Period Home | Circa 17th Century with loads of Character & Charm | Detached garage | Gravelled driveway / lots of parking | EPC: D | Council Tax Band F

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See things differently.



## ACCOMMODATION

**Utility Room** - 9'6" x 8'4" (2.9m x 2.54m) With Belfast sink with cupboard under, range of fitted base units, space and plumbing for washing machine and tumble dryer, tiled flooring, window to the side and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, fitted storage cupboards, window to the side and tiled flooring.

**Reception Hall** - 12'8" x 8'7" (3.86m x 2.62m) With oak flooring, beamed ceiling, radiator, window to the side and door leading to.

**Lounge** - 25'2" (7.67) (narrowing to 19'4" (5.9)) x 15'9" (4.8) With impressive feature fireplace with woodburning stove, oak flooring, radiators, power points, windows overlooking the front and rear and french doors onto the rear garden.

**Dining Room** - 15'7" x 12'1" (4.75m x 3.68m) With beamed ceiling, feature fireplace with woodburning stove, oak flooring, radiator, power points, windows to the front and rear and door leading to.

**Rear Hall** - With stairs leading to the first floor, slate flooring, radiator, door to the rear garden and door leading to.

**Kitchen/Breakfast Room** - 15'7" x 13'7" (4.75m x 4.14m) With fitted units comprising, Belfast sink with cupboard below, good range of wall and base units, AGA set in stone surround, space for fridge space and plumbing for dishwasher, beamed ceiling, slate flooring, radiator, windows to the front, rear and side and large walk in pantry with window.



**First Floor Landing** - With exposed stone walls and beamed ceiling, stairs leading to the second floor, radiator, built in storage and windows overlooking the front.

**Master Bedroom** - 21'9" (max) x 15'4" (6.63m (max) x 4.67m) With extensive range of fitted wardrobes, beamed ceiling, radiator, power points, windows to the front and rear and door leading to.

**En-Suite Shower Room** - With fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part panelled walls, beamed ceiling, radiator and window.

**Bedroom Two/Snug** - 15'4" x 14'11" (4.67m x 4.55m) With windows overlooking the front and rear, radiator, power points, fitted wardrobes and beamed ceiling.

**Bathroom** - Fitted suite comprising, panelled bath with shower attachment, separate shower cubicle, low level wc, wash hand basin, part panelled walls, radiator, beamed ceiling and window.

**Second Floor Landing** - With Velux window and door leading to.

**Bedroom** - 19'2" x 12'5" (5.84m x 3.78m) With Velux windows, radiator, beamed ceiling and power points.

**Bedroom** - 17'9" x 12'2" (5.4m x 3.7m) With Velux windows, radiator, beamed ceiling and power points.

**Bedroom** - 14'4" x 12'5" (4.37m x 3.78m) With windows to the front, rear and side, radiator, beamed ceiling, power points and loft access.

**Outside** - To the front there is a gated gravelled driveway providing ample off road parking leading to.

**Detached Garage** - 21'1" x 19'5" (6.43m x 5.92m) With double opening doors, power and light. To the side of the garage there is a door giving access to a further storage area (19'5" x 8'9") with stairs leading to the office/family room.

**Room above Garage** - 29'2" x 13'1" (8.9m x 4m) With power and light, wall mounted electric heaters and two windows overlooking the front.

**Rear** - The rear garden is a wonderful part walled garden with a large patio providing a secluded sitting area with feature stone wall and steps leading up to a lawn garden with wide variety of shrubs and trees providing an excellent degree of privacy.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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