

Ousemere Close, 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



18 Ousemere Close, Billingborough, Sleaford, Lincolnshire, NG34 0HY

£400,000 Freehold

Winkworth are delighted to offer for sale this spacious five bedroom detached family home offering deceptive versatile accommodation that could easily be used as annex space. The property is presented in excellent condition throughout and benefits from, 26ft lounge, modern fitted kitchen/breakfast room, study, two ground floor bedroom, family bathroom and separate cloakroom. On the first floor the master bedroom benefits from a modern fitted en-suite, there are two further bedrooms and family bathroom. Outside there is a generous gravelled driveway providing lots of off-road parking leading to a detached double garage with storage above. The rear garden has a paved patio leading to a mainly lawned garden which is fully enclosed. Please call 01778 392807 for more information. EPC Band C

Spacious five-bedroom detached family home | Deceptive versatile accommodation that could easily be used as annex space. | 26ft lounge, | Generous gravelled driveway providing lots of off-road parking leading to a

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ACCOMMODATION

Entrance Hall - Having a radiator, stairs off to the first-floor galleried landing, laminate flooring, central heating thermostat control, smoke alarm and coving.

Downstairs Cloakroom - Having a UPVC double glazed window to the side elevation, close coupled WC, hand was basin set in vanity unit, single panelled radiator, fuse box and coving.

Lounge - 26'5" x 13' (8.05m x 3.96m) Having UPVC double glazed French doors leading to the rear garden with UPVC double glazed side panels and a further UPVC double glazed window to the rear elevation, open fireplace with a stone surround mantle piece and hearth, TV point, two radiators and coving.

Breakfast Kitchen - 13'11" x 13' (4.24m x 3.96m) Fitted in 2018 and having a large UPVC double glazed bay to the rear elevation, a range of stylish grey gloss base and wall units with complimentary quartz effect work surface over, one and a half bowl single drainer stainless steel sink with mixer tap, corner space saver cupboards, pull out larder unit, electric double oven, induction hob with extractor fan over, integral dishwasher, radiator, space for fridge freezer, partially tiled walls, coving and tiled flooring.

Utility Room - 8'2" x 5'9" (2.5m x 1.75m) Having a half glazed UPVC exit door to the side elevation, a base and eye level units



with work surface over, single bowl single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, a floor standing central heating boiler, central heating programmer, extractor fan, coving, tiled flooring and radiator.

Study - 11'9" x 11'2" (3.58m x 3.4m) Having a UPVC double glazed window to the front elevation, radiator and coving.

Bedroom Four - 11'11" x 11'10" (3.63m x 3.6m) Having a UPVC double glazed window to the front elevation, double panelled radiator, TV point and coving.

Bedroom Five - 9'11" x 8'6" (3.02m x 2.6m) Having a UPVC double glazed window to the front elevation, single panelled radiator,telephone point and coving.



Downstairs Bathroom - 10'7" x 8'5" (3.23m x 2.57m) Having a modern suite with UPVC double glazed window to the side elevation, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, single panelled radiator, extractor fan, tiled flooring, tiled walls and coving.

First Floor Landing - Having a Velux style window to the front elevation, smoke alarm, wall light points, single panelled radiator, a large built in airing cupboard with hot water cylinder and shelving. Further large walk-in cupboard in to the eve space having a Velux style window to the front elevation.

Bedroom One - 14'6" x 13'11" (4.42m x 4.24m) Having two Velux style windows to the rear elevation, double panelled radiator, telephone point, coving and door through to



En Suite Shower Room - 11'8" x 8'9" (3.56m x 2.67m) Having a UPVC double glazed window to the side elevation, fully enclosed and tiled double shower cubicle with a mains fed internal shower, close coupled WC, hand wash basin set in vanity unit, towel rail, extractor fan, coving and fully tiled walls.

Bedroom Two - 13'2" x 10' (4.01m x 3.05m) Having a Velux style window to the rear elevation, single panelled radiator and coving.

Bedroom Three - 12'11" x 10' (3.94m x 3.05m) Having a Velux style window, single panelled radiator, coving and TV point.



Family Bathroom - Having a UPVC double glazed window to the side elevation, panelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit, close coupled WC, fully enclosed and tiled shower cubicle with a mains fed internal shower, fully tiled walls, a wall light with electric shaver point, extractor fan, double panelled radiator and coving.

Double Garage - 18'1" x 18'1" (5.5m x 5.5m) Having twin fibre glass up and over doors, a UPVC rear courtesy door with a UPVC double glazed window, pitched roof with significant boarding and storage space, power and lighting.

Outside - To the front of the property there is a large gravelled driveway with off road parking for a minimum of four vehicles and outside light. Access to the rear is from both sides of the property via concrete paths, the rear garden is mainly laid to lawn, bordered with timber fencing, the oil tank for the heating is located in the corner of the garden and screened by timber trellis, paved patio area, outside tap and 2 outside lights.