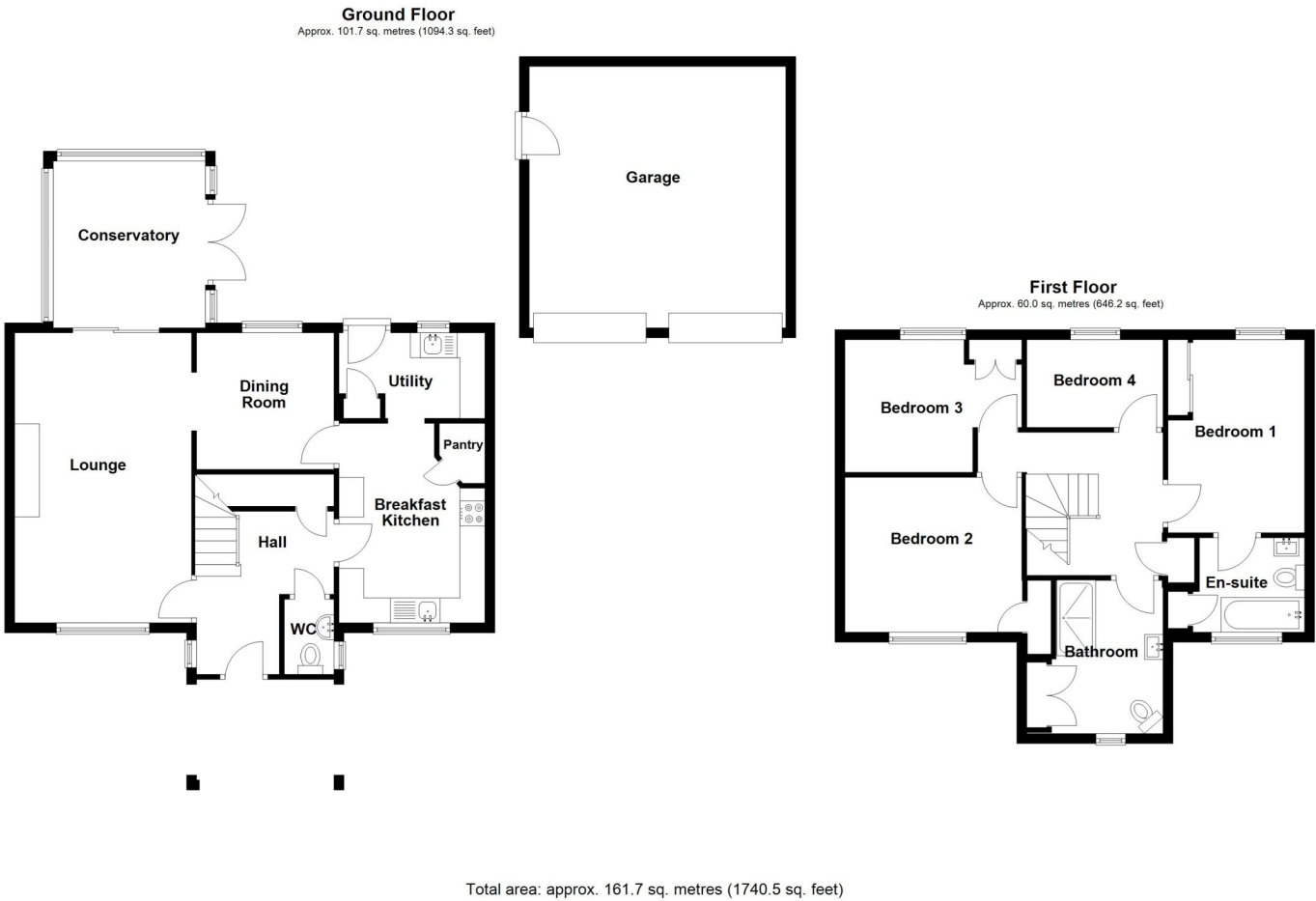


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		



5 Vine Court, Billingborough, Sleaford, Lincolnshire, NG34

£375,000 Freehold

This impressive four-bedroom executive detached home occupies a pleasant position within a small, established development in the popular village of Billingborough. Offering excellent and generously proportioned accommodation throughout, the property is ideal for families looking for space, versatility and a well-connected village setting. Internally, the home is beautifully presented and features a particularly attractive reception hall with an impressive staircase, together with spacious living accommodation and a stylish fitted kitchen with contrasting units and ample preparation space. Upstairs are four well-proportioned bedrooms, complemented by the en-suite and family bathroom facilities, creating a comfortable and practical family home. Outside, the property enjoys an attractive frontage with established planting, a generous driveway providing ample off-road parking and a detached double garage. To the rear is an enclosed and established garden, predominantly laid to lawn with mature shrubs, planting and patio areas, providing an attractive space for relaxing and outdoor entertaining. Billingborough is a well-served village that is sometimes overlooked by newcomers to the area, yet enjoys an excellent position for commuters. The A15 provides convenient access to Bourne, Sleaford and Lincoln, while the A52 gives access towards Grantham and Boston. The village itself offers a primary school, pub, shops, butchers, community gym, doctors' surgery, hairdressers, barbers and garages, together with schooling transport towards Bourne and Sleaford. Nearby Horbling is within walking distance, while additional leisure and local amenities can be found in the surrounding villages.

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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)

Agent's Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

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

