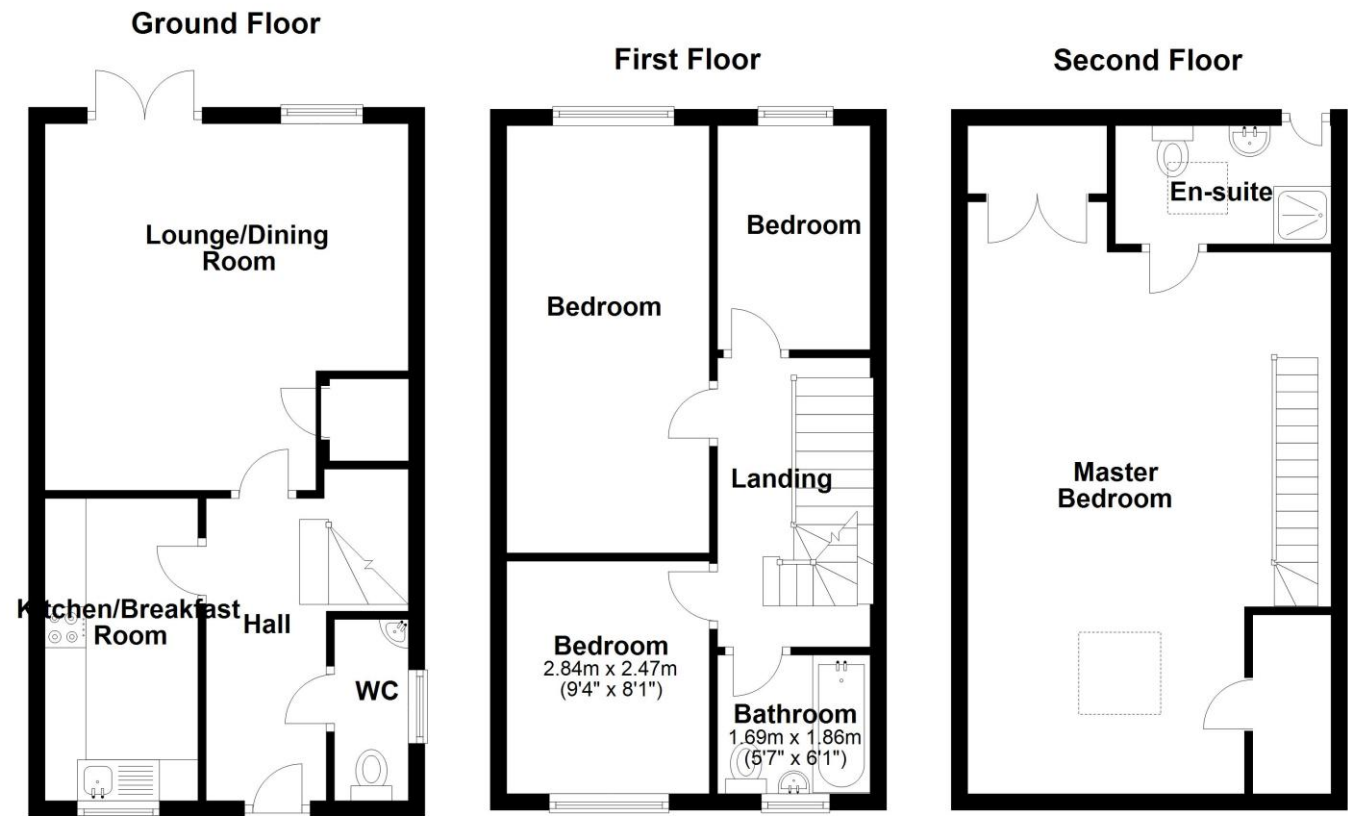


Sampey Way, Billingborough, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



17 Sampey Way, Billingborough, Sleaford, Lincolnshire, NG34 0NN

£210,000 Freehold

Set within the ever-popular village of Billingborough, this spacious three storey home offers an abundance of accommodation ideally suited to modern family living. Billingborough itself is a wonderfully well served village, known for its friendly community, local shops, pub, primary school, leisure facilities and excellent transport links to Sleaford, Bourne, and surrounding towns, making it a highly desirable location for families and commuters alike.



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DESCRIPTION

A welcoming entrance hall gives access to a convenient WC, a well-proportioned kitchen and the generous lounge/dining room. The lounge benefits from UPVC windows and French doors that open onto the private garden, creating a bright and sociable living space ideal for relaxing or entertaining.

The first floor offers three spacious bedrooms, each able to accommodate a variety of furniture arrangements, along with a family bathroom fitted with a modern white suite. This level is perfectly suited to children, guests, or home working.

Occupying the entirety of the top floor is the generously sized master bedroom, with ample floor area, storage options, and its own en-suite shower room.

Across all three floors, the property offers flexible living, making it ideal for growing families or those seeking multiple work from home spaces.

To the front is driveway parking leading to a single garage, while to the rear sits a low-maintenance garden with artificial lawn, perfect for those wanting an attractive outdoor space without the upkeep. Mature trees behind the boundary provide additional privacy.

ACCOMMODATION

Entrance Hall

Downstairs W.C

Kitchen - 12'9" x 6'1" (3.89m x 1.85m)

Lounge Diner - 14'8" x 14'7" (4.47m x 4.45m)

First Floor Landing

Bedroom Two - 17'6" x 8'2" (5.33m x 2.5m)

Bedroom Three- 9'5" x 8'2" (2.87m x 2.5m)

Bedroom Four - 8'7" x 6'2" (2.62m x 1.88m)

Family Bathroom

Bedroom One - 6'7" x 11'6" (2m x 3.5m)

En-Suite



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C