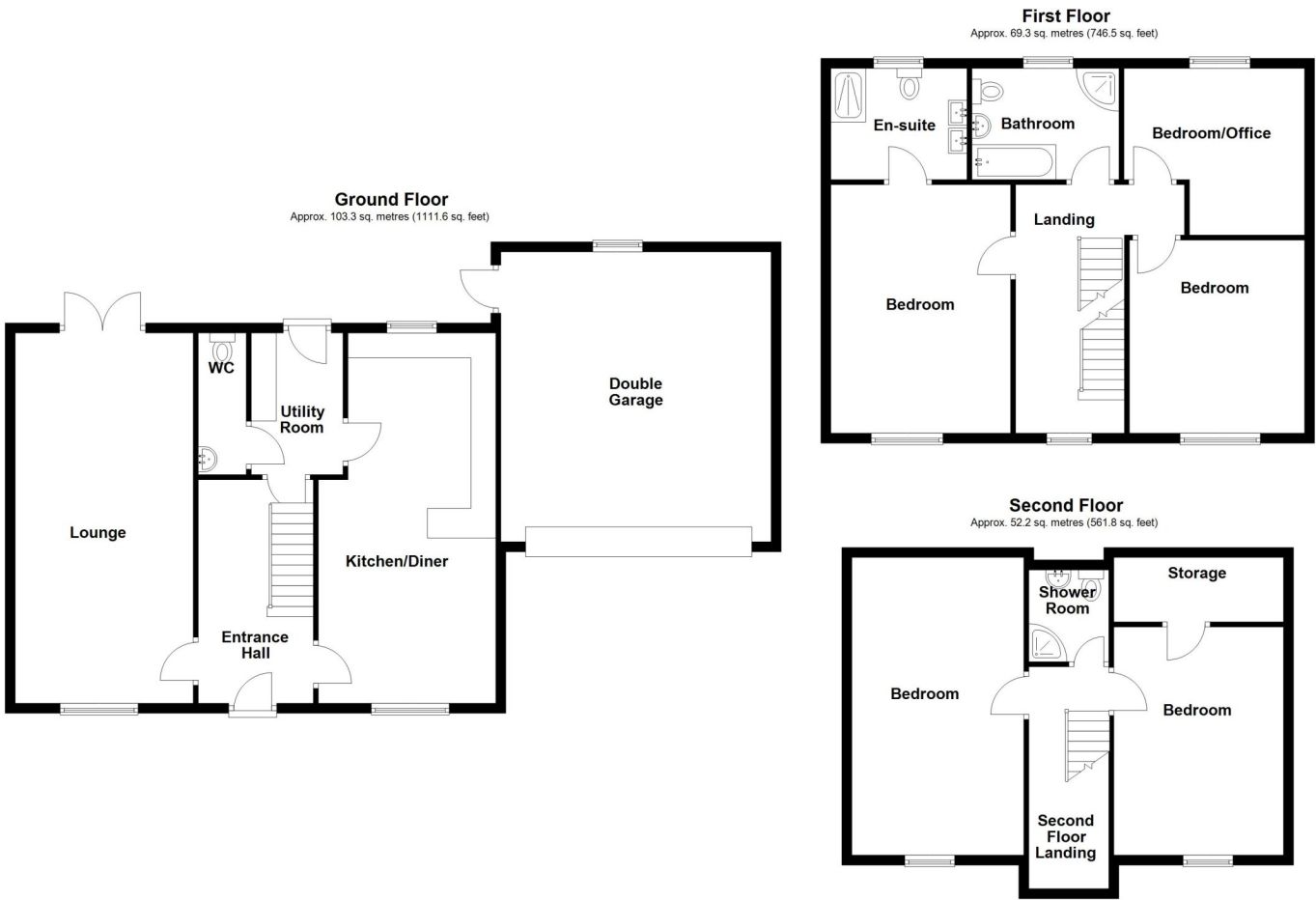


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 224.8 sq. metres (2419.9 sq. feet)



10 Blasson Way, Billingborough, Sleaford, Lincolnshire, NG34 0NL

£375,000 Freehold

A spacious and versatile five-bedroom detached home arranged over three floors, offering flexible family living in a popular village location. The ground floor features a welcoming lounge with open fire, a generous kitchen/dining room ideal for entertaining, plus a useful utility room and cloakroom. On the first floor, the master bedroom enjoys an en suite shower room, accompanied by two further bedrooms – one currently used as a study and a family bathroom. The top floor provides two additional double bedrooms and a separate shower room, perfect for guests or teenagers seeking their own space. Outside, a double garage and ample driveway parking are complemented by a fully enclosed rear garden with delightful views backing onto open fields.

5 Bedroom Detached Home | Popular Village Location | Double Garage and Driveway |
Excellent condition throughout | Enclosed Garden With Views | Oil Fired Central Heating

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ACCOMMODATION

Entrance Hall - With tiled flooring, stairs leading to the first floor, power points and door leading to:

Lounge - 25'4" x 11'8" (7.72m x 3.56m) With attractive feature real open fireplace, upvc double glazed window to the front and french doors to the rear garden, laminate flooring, radiator and power points.

Kitchen/Diner - 25'4" x 11'8" (7.72m x 3.56m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, part tiled walls, tiled flooring, radiator, upvc double glazed windows to the front and rear and door leading to:

Utility Room - 9'5" x 6' (2.87m x 1.83m) With fitted wall and base units, space and plumbing for washing machine, tiled flooring, door to the rear and door leading to:

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

Firs Floor Landing - With stairs leading to the second floor, upvc double glazed window to the front and door leading to:



Bedroom One - 17'8" x 11'7" (5.38m x 3.53m) With upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite - With walk in shower cubicle, low level wc, his and hers sink, part tiled walls, radiator and frosted window.

Bedroom Two - 14'2" x 11'8" (4.32m x 3.56m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three/Office - 11'10" x 10'10" (3.6m x 3.3m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath with shower attachment, separate corner shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, radiator and frosted window.

Second Floor Landing - With door leading to:

Bedroom Four - 19'7" x 11'7" (5.97m x 3.53m) With Velux window, radiator and power points.

Bedroom Five - 14'1" x 11'7" (4.3m x 3.53m) With Velux window, large walk in storage cupboard, radiator and power points.

Shower Room - With shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring and Velux window.

Outside - To the front there is a gravelled driveway providing ample off road parking leading to a DOUBLE GARAGE with power and light and personal door to the rear garden. To the rear is a lovely well maintained garden with patio leading to mainly lawned garden which is fully enclosed with views over open fields.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E