

### Description:

This terraced house offers more space than the outside would suggest, and has been refurbished throughout. There is a downstairs wc, refitted kitchen, lounge with woodburner, conservatory, 2 bedrooms and a refitted bathroom. Large Rear Garden.

**£105,000**

**High Street Billingborough Sleaford NG34 0QA**

# High Street Billingborough Sleaford NG34 0QA

£105,000

Well Presented Terraced House

Conservatory

Refitted Bathroom

Refitted Kitchen

2 Bedrooms

Large Rear Garden

Downstairs WC

Replacement Double Glazing

Popular Village Location

**LOUNGE** 19' 5" x 12' 4" (5.92m x 3.76m) PVCu double glazed windows to front & rear, woodburner set in feature brick built fireplace, night storage heater, two wall lights, stairs to first floor landing.

**KITCHEN** 11' 3" x 6' 2" (3.43m x 1.88m) Refitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1½ bowl stainless steel sink unit, PVCu double glazed window to side, ceramic tiled flooring, PVCu double glazed door to side.

**CONSERVATORY** 11' 7" x 7' 10" (3.52m x 2.39m) With PVCu double glazed french doors to garden, ceramic tiled floor.

**WC** PVCu double glazed window to side, wash hand basin and low-level wc, ceramic tiled flooring.

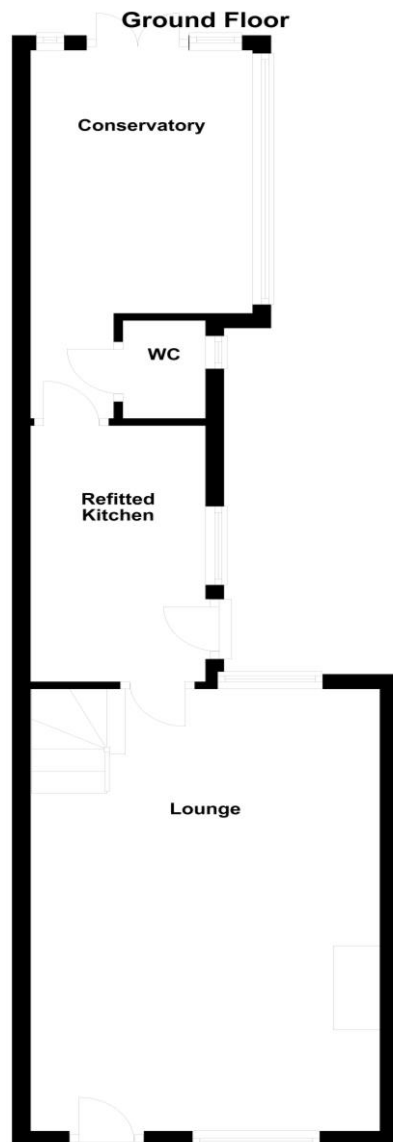
**FIRST FLOOR LANDING** Built-in storage cupboard.

**BEDROOM 1** 12' 4" x 11' 1" (3.76m x 3.38m) PVCu double glazed window to front, night storage heater.

**BEDROOM 2** 11' 5" x 6' 6" (3.48m x 1.98m) PVCu double glazed window to side, night storage heater.

**BATHROOM** Refitted with three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin, low-level WC, electric fan heater, PVCu double glazed window to rear, ceramic tiled flooring, airing cupboard housing hot water cylinder with immersion heater.

**OUTSIDE** The rear garden is of a good size, and fully enclosed. It runs across the rear of the adjacent property, so is double the width of the house. There is a gate to the side where the sellers have in the past parked their own vehicle. Please note however that there is not allocated parking with the property, it is just an area which the current sellers use.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.