

39 Birthorpe Road Billingham Sleaford

NG34 0QS

£425,000



Extended House

Large Lounge

South Facing Rear Garden

5 Double Bedrooms

Dining Room & Sitting Room

Parking For Numerous Vehicles

Ensuite to Master

Breakfast Kitchen & Utility

Viewing Recommended





GENERAL DESCRIPTION: This property offers far more space than the external appearance would suggest with a 2 storey rear extension enlarging the house to now provide a large breakfast kitchen and lounge which each have French doors leading to the rear garden which is South facing. Further rooms include a 2nd sitting room, a dining room, WC and a utility room. Set in the popular village of Billingborough with amenities such as a post office, convenience shops, butchers, pub, primary school and a doctors surgery, viewing is highly recommended.

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ENTRANCE HALL With uPVC double glazed entrance door and side screens, radiator, ceramic tiled floor.

CLOAKROOM 6' 2" x 3' 8" (1.88m x 1.11m) Max With low level WC, pedestal wash hand basin, radiator, fully tiled walls, ceramic tiled floor, extractor.

KITCHEN 16' 3" x 13' 0" (4.96m x 3.95m) Max With 1½ bowl composite sink unit, extensive range of oak base units incorporating cupboards and drawers with worksurfaces and wall cupboards above, Rangemaster LPG range cooker, integrated dishwasher, TV point, radiator, ceramic tiled floor, uPVC double glazed window to the side and a pair of uPVC double glazed French doors to the garden.

UTILITY ROOM 11' 11" x 8' 8" (3.62m x 2.63m) Max With 1½ bowl single drainer stainless steel sink unit, a range of base units incorporating cupboards and drawers with work tops and eye levels above, plumbing for washing machine, radiator, space for freezer and tumble drier, ceramic tiled floor, uPVC double glazed window to the side.

LOUNGE 19' 7" x 13' 0" (5.97m x 3.97m) Max With feature brick fireplace having electric wood burner style fire, TV point, a pair of uPVC double glazed French doors to the garden 2 x uPVC double glazed windows to the side.

DINING ROOM 12' 0" x 11' 11" (3.66m x 3.63m) Max With radiator, uPVC double glazed window to the front, built in under stairs cupboard.

SITTING ROOM 11' 10" x 10' 10" (3.6m x 3.3m) Max With uPVC double glazed windows to the front and side, radiator, TV point.

LANDING With 2 radiators, walk in cupboard with access to the loft, uPVC double glazed window to the rear.

BEDROOM 1 14' 5" x 13' 0" (4.4m x 3.97m) Max With radiator, uPVC double glazed windows to the side and rear.

EN-SUITE With low level WC, pedestal wash hand basin, shower cubicle, radiator, fully tiled walls, ceramic tiled floor, uPVC double glazed window to the side, access to the loft space.

BEDROOM 2 11' 10" x 10' 10" (3.6m x 3.3m) Max With uPVC double glazed windows to the front and side, radiator.

BEDROOM 3 11' 10" x 11' 10" (3.6m x 3.6m) Max With radiator, uPVC double glazed window to the front, walk in store cupboard with hanging rail and uPVC double glazed window to the front.

BEDROOM 4 12' 8" x 9' 7" (3.87m x 2.93m) Max With radiator, uPVC double glazed window to the rear, walk in storage cupboard.

BEDROOM 5 11' 5" x 8' 6" (3.47m x 2.58m) Max With radiator, uPVC double glazed window to the side.

BATHROOM With low level WC, pedestal wash hand basin, freestanding bath with shower attachment to the taps, shower cubicle, heated towel rail ceramic tiled floor, uPVC double glazed window to the side, fully tiled walls.

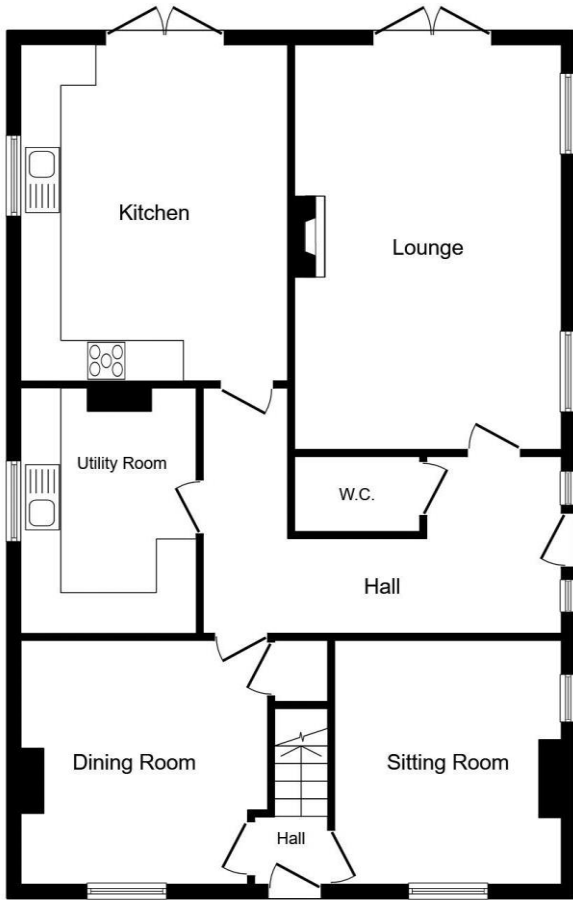
FRONT GARDEN The front garden is set behind a hedge with a wrought iron gate and path to the front door. Alongside the property a gravelled driveway provides off road parking for numerous vehicles and access to the:-

REAR GARDEN Which is a pleasant feature of the house being south facing with extensive paved patio area, lawn beyond and a pond. Conifer screen to further lawned area. To the side of the property is housed the oil fired central heating boiler and locator point for gas bottles, 2 pear trees and 2 cherry trees.

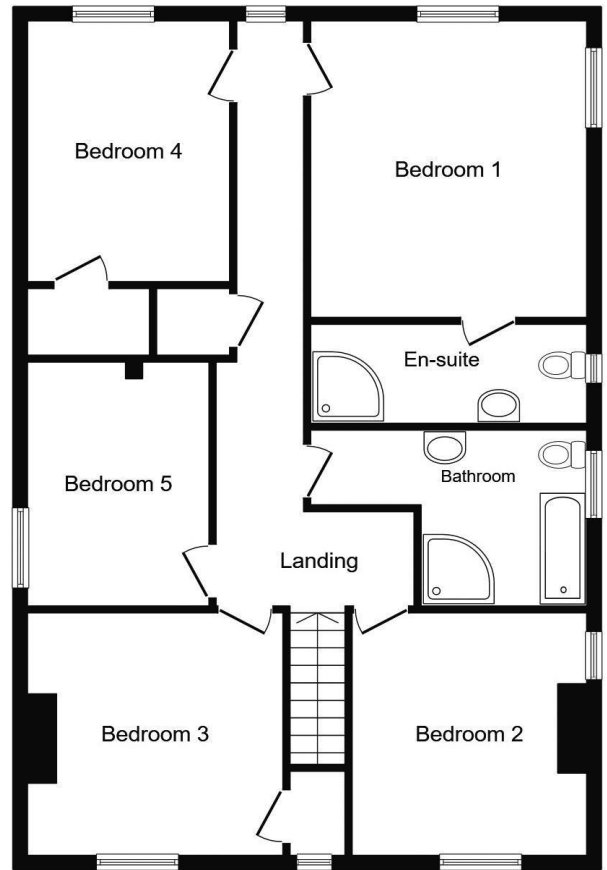
It should be noted that this property is substantial in size being approximately 2185 sq ft.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band C