



10 The Graziers House, Victoria Street, Billingborough NG34 0NX £495,000



IMPRESSIVE EXTENDED CHARACTER FAMILY HOME We are delighted to offer this beautifully presented character property, full of original features, in the popular village of Billingborough just North of Bourne. This four/five bedroom property has been sympathetically updated blending original features with a modern twist. The property has an interesting mix of original building seamlessly blending with the new extension to form a delightful spacious family home. The property boasts three receptions, four/five bedrooms, a light and airy kitchen/breakfast, utility, cloakroom three bathrooms including two ensuites. Outside, the property is within a double plot, it has a detached double garage, outbuildings, gravel driveway with ample secure parking, courtyard and lawned areas. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band D.

ENTRANCE HALL

Composite door to front, stone flooring, stairs to first floor, radiator and two cupboards.

LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m) (approx.) UPVC windows to front and side, original feature fireplace, multi fuel inset stove, radiators and wood flooring.

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) (approx.) UPVC window to front, radiator, fireplace and fitted cupboard, and shelving either side of the chimney breast and original wood flooring.

FAMILY ROOM

14' 9" x 13' 7" (4.50m x 4.14m) (approx.) Tiled flooring, wood burning stove, original bread oven, beams, radiator, UPVC windows to rear and side, door to utility and door to rear lobby.

REAR LOBBY

Half glazed door to garden, quarry tiled flooring, floor mounted boiler, radiator and loft access.

CLOAKROOM

Two piece suite comprising, WC and butler sink, radiator, tiled flooring, original fireplace and UPVC window to side.

UTILITY AREA

16' 5" x 5' 4" (5.00m x 1.63m) 4' 9" x 4' 2" (1.45m x 1.27m) (into wash area) (approx.) UPVC window to rear, split into parts with plumbing and space for a washing machine and tumble dryer, base and eye level units, stainless steel sink unit, radiator, Quarry tiled floor and UPVC window to side.

KITCHEN AND LIVING AREA

14' 9" x 14' 7" (4.50m x 4.45m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, wine fridge, fridge freezer space, integrated dishwasher, tiled flooring with underflooring, French doors to garden, three UPVC windows to rear and UPVC window to side.

LANDING

Loft access, and access to all bedrooms and bathroom.

BEDROOM ONE

14' 8" x 14' 7" (4.47m x 4.45m) (approx.) UPVC windows to rear and side, radiator and laminated flooring. Double doors to Ensuite.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, heated towel rail, extractor fan and UPVC window to side.

DRESSING ROOM/BEDROOM FIVE

12' 11" x 7' 11" (3.94m x 2.41m) (approx.) UPVC window to side, laminated flooring, wardrobes and radiator.

BEDROOM TWO

12' 9" x 11' 11" (3.89m x 3.63m) (approx.) UPVC window to front, laminated flooring, radiator and fireplace.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, vanity unit, part tiled walls, heated towel rail, extractor fan, and UPVC window to rear.

BEDROOM THREE

13' 0" x 12' 8" (3.96m x 3.86m) (approx.) UPVC window to front and side, laminated flooring, radiator and fireplace.

BEDROOM FOUR/OFFICE

8' 8" x 5' 6" (2.64m x 1.68m) (approx.) UPVC window to front, laminated flooring, shelving and internal windows.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, tiled flooring, part tiled walls, airing cupboard, heated towel rail, UPVC window to rear and door to ensuite.

COURTYARD

Paved patio, walling and three brick built sheds, leading to a lawn area, gravel off road parking, double garage, mature shrubs and gated access, garden shed and electric car charger.

DOUBLE GARAGE

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	78

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.