



**22 Blasson Way, Billingborough, Sleaford, Lincolnshire NG34 0NL £425,000**



\*\*\*DETACHED LARGE CHALET BUNGALOW\*\*\* Rosedale are delighted to offer to the market this extremely spacious home within a semi rural location North of Bourne in the popular village of Billingborough. The property is light and airy and sits within 0.48 of an acre plot overlooking farmland. This property is uniquely situated at the end of a cul-de-sac with the views of fields to both sides of the extensive garden. The property is being sold with no onward chain and presents very well. This versatile home has a large welcoming entrance hall, three receptions, kitchen/breakfast, utility, cloakroom, bathroom and main bedroom with ensuite downstairs. Upstairs there is a galleried landing with two more double bedrooms, shower room and a very spacious loft. Outside there is an extensive garden complete with lawn area, mature shrubs, patio area and is fully enclosed. To the front of the property there is driveway parking for a number of vehicles, leading to a double garage. To fully appreciate this one off opportunity viewings are highly recommended. EPC Energy Rating C/Council Tax Band E.



**ENTRANCE HALL**  
UPVC door to front, artex and coving, radiator, stairs to first floor, cupboard and UPVC window to rear.

**KITCHEN**  
13' 9" x 11' 7" (4.19m x 3.53m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, cooker space, integrated microwave, integrated dishwasher, integrated fridge freezer, artex and coving, tiled flooring, and radiator.

**UTILITY**  
7' 0" x 5' 8" (2.13m x 1.73m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine, extractor fan, artex and coving, tiled flooring, radiator and half glazed door to garden.

**DINING ROOM**  
16' 5" x 12' 7" (5.00m x 3.84m) (approx.) UPVC bay window to side, artex and coving and radiator.

**CLOAKROOM**  
Fitted with a two piece suite WC and wash hand basin, part tiled walls, radiator, tiled flooring and UPVC window to side.

**LOUNGE**  
18' 11" x 12' 10" (5.77m x 3.91m) (approx.) Two UPVC windows to rear, UPVC French doors to garden, living flame coal effect gas fireplace, artex and coving.

**BEDROOM ONE**  
15' 3" x 13' 4" (4.65m x 4.06m) (approx.) UPVC window to rear, radiator and coving.

**ENSUITE**  
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled walls, extractor fan, radiator and UPVC window to rear.

**OFFICE/BEDROOM FOUR**  
11' 11" x 10' 2" (3.63m x 3.10m) (approx.) UPVC bay window to front, radiator and coving.

**BATHROOM**  
Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, tiled walls, extractor fan, radiator and UPVC window to front.

**LANDING**  
Velux window to front, radiator and high ceilings.

**BEDROOM TWO**  
17' 6" x 15' 4" (5.33m x 4.67m) (approx.) Velux windows to front and side, radiator and high ceilings.

**BEDROOM THREE**  
15' 9" x 12' 11" (4.80m x 3.94m) (approx.) Velux window to front and rear and radiator.

**EVES ACCESS**  
16' 9" x 14' 9" (5.11m x 4.50m) (approx.) Large storage area.

**OUTSIDE**  
The rear garden includes field views, laid to lawn, mature shrubs, enclosed by fencing and gated side access.

To the front there is a gravel driveway leading to a double garage.

**DOUBLE GARAGE**  
Light and power.

**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.

