



22 Allen Close, Billingborough, Sleaford, Lincolnshire NG34 0PZ

£150,000



*****IDEAL FIRST TIME BUYERS HOME***** Rosedale are delighted to offer this lovely well presented property located in the popular village of Billingborough within a cul de sac, just off the High Street. The property comes with many desirable features to include solar panels, off road parking to the rear and front, a South Facing garden and decorated to a high standard throughout. There are two bedrooms, refitted shower room, a feature wall leading to the dual aspect lounge/diner and a refitted kitchen. Outside the rear garden has a patio, seating area with gated access to the garage and parking area. The front of the property is low maintenance with extra parking. To fully appreciate this home viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

LOUNGE/DINER

18' 2" x 17' 0" (5.54m x 5.18m) (approx.) Composite door to front, laminated flooring, stairs to first floor, artex and coving, two slimline electric heaters, decorative wall paneling, under stairs cupboard, half glazed door to rear garden and UPVC window to front.

KITCHEN

9' 5" x 6' 9" (2.87m x 2.06m) (approx.) Refitted with a range of base and eye level units, sink unit, integrated oven, hob, extractor fan, plumbing and space for washing machine, integrated fridge freezer and UPVC window to front.

LANDING

Loft access and feature wood effect laminated wall.

BEDROOM ONE

13' 5" x 11' 8" (4.09m x 3.56m) (approx.) UPVC window to front, slimline electric heater, decorative wall paneling and cupboard.

BEDROOM TWO

10' 0" x 8' 1" (3.05m x 2.46m) (approx.) UPVC window to rear, laminated flooring, slimline electric heater and downlighting.

BATH/SHOWER ROOM

Refitted with a three piece suite comprising WC, wash hand basin and electric double shower cubicle with glass screen, fully tiled walls, laminated flooring and UPVC window to rear.

OUTSIDE

The South facing rear garden is laid to lawn with a paved patio seating area, shed, enclosed by fencing and outside tap.

There is off road parking to the rear leading to the garage.

The front of the property has been landscaped to include tiled path, mature shrubs, and graveled off road parking.

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 | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 56 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

