



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

£155,000



***** IDEAL FIRST TIME BUYERS HOUSE***** Rosedale are delighted to offer this spacious end terrace property to the market, situated in the popular village of Billingborough with its many amenities and within walking distance to the local shops. The property has two double bedrooms and shower room upstairs. Downstairs there is a lounge to the front and a kitchen/breakfast to the rear. The property is being sold with no onward chain. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating D / Council Tax Band A.

LOUNGE

17' 9" x 12' 0" (max) (5.41m x 3.66m) (approx.) Part glazed entrance door into lounge:
UPVC double glazed window to front, radiator, and stairs to first floor.

KITCHEN

12' 0" x 10' 3" (3.66m x 3.12m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink/drain, built in oven, halogen hob with chimney extractor over. UPVC double glazed window to rear, part glazed UPVC double glazed door to garden. Space for fridge/freezer and plumbing for automatic washing machine.

LANDING

Stairs from ground floor.

BEDROOM ONE

13' 3" x 12' 0" (max) (4.04m x 3.66m) UPVC double glazed window to front, radiator, built in cupboard over stairs.

BEDROOM TWO

12' 0" x 9' 6" (max) (3.66m x 2.90m) (approx.) UPVC double glazed window to rear, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. UPVC double glazed window to side.

OUTSIDE

Low maintenance gravelled front garden. Rear garden enclosed by timber fence, flower bed and storage shed.

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		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	55	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

