



12 Grosvenor Road, Billingborough, Lincolnshire NG34 0QN

£225,000



*****WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME WITH GOOD SIZE ESTABLISHED GARDEN*****
 Located in the sought after village of Billingborough, this lovely well presented property benefits from lounge, kitchen, separate dining room, utility room, downstairs cloakroom, three bedrooms and family bathroom. Outside there is ample off road parking to the front and an enclosed good size established rear garden. EPC Rating D / Council Tax Band B

ENTRANCE HALL

UPVC double glazed door to front. Radiator, cupboard and stairs to first floor.

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m) (approx.) UPVC double glazed windows to front and rear, electric fireplace, two radiators, wall mounted light fittings.

DINING ROOM

10' 11" x 9' 11" (3.33m x 3.02m) (approx.) UPVC double glazed windows to front and side, fireplace.

KITCHEN

17' 3" (max.) x 7' 10" (5.26m x 2.39m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with mixer tap, integrated fridge/freezer, part tiled, cooker space, plumbing for dishwasher, tiled floor, UPVC double glazed windows to rear and side and UPVC double glazed door to rear lobby.

REAR LOBBY

UPVC double glazed doors to both sides, tiled floor and radiator.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled walls and tiled floor. UPVC double glazed window to side.

UTILITY ROOM

9' 6" x 7' 0" (2.90m x 2.13m) Fitted with a range of base and wall mounted units with plumbing for automatic washing machine, floor boiler, UPVC double glazed window to rear and space for tumble dryer.

LANDING

Stairs from ground floor, UPVC double glazed window to front, airing cupboard and loft ladder access to boarded loft.

BEDROOM ONE

14' 10" x 12' 0" (4.52m x 3.66m) (approx.) UPVC double glazed windows to front and rear, radiator and cupboard.

BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m) (approx.) UPVC double glazed window to front and radiator.

BEDROOM THREE

10' 0" x 7' 11" (3.05m x 2.41m) (approx.) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, fully tiled and UPVC double glazed window to rear.

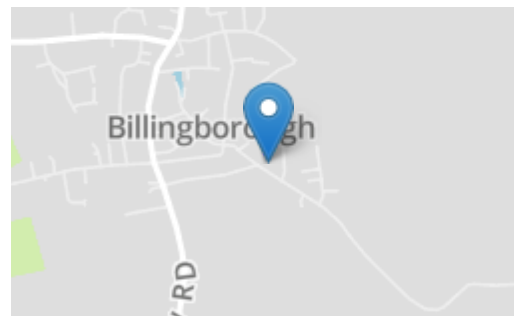
OUTSIDE

Front: Gravel area with off road parking for a number of vehicles.

Rear: Enclosed by fencing with paved patio area, mature shrubs, flower beds and laid to lawn. Side access and gravel seating area, outside tap and lights.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

