

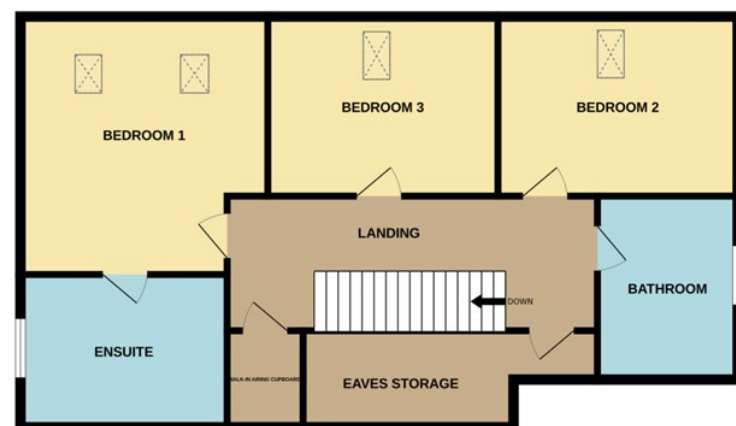


18 Ousemere Close, Billingborough, Sleaford NG34 0HY

£400,000



SOUGHT AFTER VILLAGE LOCATION Rosedale are delighted to offer for sale this spacious five bedroom detached family home offering deceptive versatile accommodation. The property is presented in excellent condition throughout and benefits from, 26ft lounge, modern fitted kitchen/breakfast room, study, two ground floor bedrooms, family bathroom and separate cloakroom. On the first floor the master bedroom benefits from a modern fitted ensuite, there are two further bedrooms and family bathroom. Outside there is a generous gravelled driveway providing lots of off road parking leading to a detached double garage with storage above. The rear garden has a paved patio leading to a mainly lawned garden which is fully enclosed. EPC Energy Rating C/Council Tax Band E.



ENTRANCE HALL
Composite door to front, laminated flooring, stairs to first floor, radiator and UPVC window to front.

STUDY
3.58m x 3.4m (11' 9" x 11' 2") (approx.) UPVC window to front, radiator, artex and coving.

KITCHEN
4.24m x 3.96m (13' 11" x 13' 0") (approx.) Refitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, induction hob, extractor fan, integrated double oven, integrated dishwasher, pull out larder, cupboard, tiled flooring, radiator and UPVC bay window to rear.

UTILITY
2.5m x 1.75m (8' 2" x 5' 9") (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine and tumble dryer, floor boiler, tiled flooring, extractor fan and half glazed UPVC door to side.

LOUNGE
8.05m x 3.96m (26' 5" x 13' 0") (approx.) UPVC window to rear, UPVC French door to garden, open fireplace, artex, coving and two radiators.

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

BEDROOM FOUR
3.63m x 3.6m (11' 11" x 11' 10") (approx.) UPVC window to front and radiator.

BEDROOM FIVE
3.02m x 2.6m (9' 11" x 8' 6") (approx.) UPVC window to front and radiator.

BATHROOM
Refitted with a four piece suite comprising WC, wash hand basin, bath and double shower cubicle, modern radiator, 1/2 tiled walls and under floor heating.

LANDING
Two Velux style windows to front, radiator, eaves access and walk in airing cupboard.

BEDROOM ONE
4.01m x 3.05m (13' 2" x 10' 0") (approx.) Two Velux style windows to rear and radiator.

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

BEDROOM TWO
4.01m x 3.05m (13' 2" x 10' 0") (approx.) Velux style window to rear and radiator.

BEDROOM THREE
3.94m x 3.05m (12' 11" x 10' 0") (approx.) Velux style window to rear and radiator.

BATHROOM
Fitted with a four piece suite comprising WC, wash hand basin, bath and shower, fully tiled walls, radiator, extractor fan and UPVC window to side.

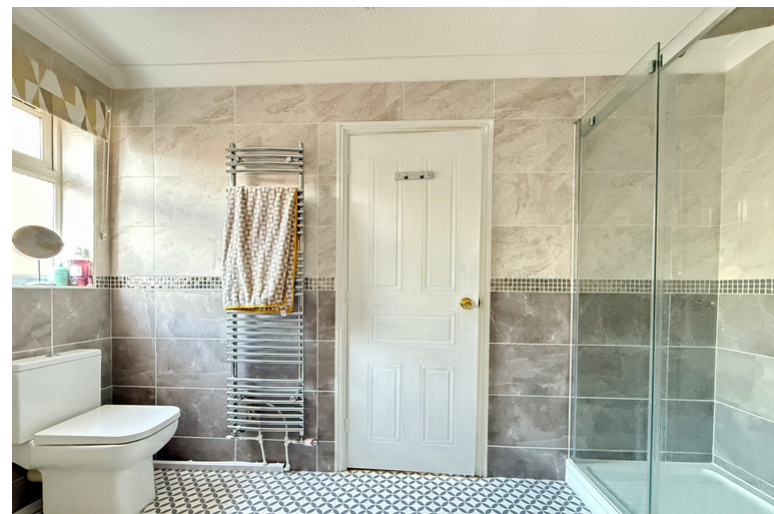

OUTSIDE
Front- Gravel frontage and off road parking for three cars.

Detached double garage with twin doors.

Rear garden- Paved patio, laid to lawn, enclosed by fencing, gated side access, mature shrubs and seating area.

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	71	79

EU Directive 2002/91/EC