



**8 Ousemere Close, Billingborough, Sleaford, Lincolnshire NG34 0HY £215,000**



**\*\*\*SPACIOUS FAMILY HOME\*\*\*** Rosedale are delighted to offer to the market this lovely, well-presented property, situated in a popular village north of Bourne. The property is located in a cul-de-sac and boasts one of the largest south-facing gardens—ideal for any growing family. There is also ample off-road parking leading to a single garage. The property features a refitted kitchen, as well as a conservatory off the kitchen/diner. It offers three bedrooms, two of which have fitted wardrobes, and a refitted family shower room. Downstairs, there is an entrance hall, cloakroom, lounge, kitchen/diner, and conservatory. Outside, there is an extensive south-facing garden, along with a gravel driveway and front garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Currently Unavailable - Council Tax Band B.



## ENTRANCE HALL

UPVC door to front, tiled flooring and radiator.

## CLOAKROOM

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

## LOUNGE

15' 5" x 14' 11" (4.70m x 4.55m) (approx.) UPVC window to front, electric fire, stairs to first floor, artex, coving, radiator and under stairs cupboard.

## KITCHEN/DINER

18' 3" x 9' 5" (5.56m x 2.87m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, radiator, integrated oven, hob, extractor fan, plumbing and space for washing machine, integrated fridge, freezer space, tiled flooring, UPVC window to rear and UPVC French doors to:

## CONSERVATORY

11' 7" x 8' 2" (3.53m x 2.49m) (approx.) Brick base construction, pitched roof, tiled flooring, radiator, UPVC windows to rear and UPVC French doors to garden.

## LANDING

Airing cupboard and loft access.

## BEDROOM ONE

15' 7" x 10' 8" (4.75m x 3.25m) (approx.) Fully fitted wardrobes, radiator and UPVC window to front.

## BEDROOM TWO

10' 2" x 9' 5" (3.10m x 2.87m) (approx.) Fitted wardrobes, radiator and UPVC window to rear.

## BEDROOM THREE

8' 7" x 7' 4" (2.62m x 2.24m) (approx.) UPVC window to front, radiator and cupboard.

## BATH/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin, double shower cubicle, fitted cupboard, heated towel rail, extractor fan, radiator and UPVC window to rear.

## OUTSIDE

To the front there is off road parking on the gravel driveway leading to the garage. Laid to lawn, mature shrubs and paved pathway.

The rear garden is mainly laid to lawn with paved patio, mature shrubs, raised planters, two sheds, enclosed by fencing and gated side access.

## 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.

