



**88 High Street, Billingborough, Sleaford, Lincolnshire NG34 0QD**

**£149,995**



**\*\*\*CHARACTER PROPERTY\*\*\*** Rosedale are delighted to offer this property located in the popular village of Billingborough on the High Street, close to local amenities and shops. The property is being sold with no onward chain and off road parking to the rear. The property has a welcoming lounge leading to a kitchen/breakfast, rear lobby and bathroom. Upstairs there are three bedrooms off the landing. Outside there is a garden area to the rear with parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

**ENTRANCE/LOUNGE**

12' 10" x 11' 10" (3.91m x 3.61m) (approx.) UPVC door to front, radiator, electric fire, fitted cupboard, stairs to first floor and UPVC window to front.

**KITCHEN/BREAKFAST**

8' 10" x 5' 8" (2.69m x 1.73m) (Breakfast Area) (approx.) 12' 10" x 9' 1" (3.91m x 2.77m) (approx.) L-Shape, fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, cooker space, fridge freezer space, plumbing and space for washing machine, cupboard, radiator, floor boiler, and glazed door to garden.

**REAR LOBBY**

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, tiled flooring, radiator and UPVC window to rear.

**LANDING**

Loft access.

**BEDROOM ONE**

13' 0" x 11' 11" (3.96m x 3.63m) (approx.) UPVC window to front and radiator.

**BEDROOM TWO**

11' 6" x 5' 10" (3.51m x 1.78m) (approx.) UPVC window to rear and built in wardrobe.

**BEDROOM THREE**

14' 3" x 6' 8" (4.34m x 2.03m) narrowing to 5' 10" (approx.) UPVC window to rear and cupboard.

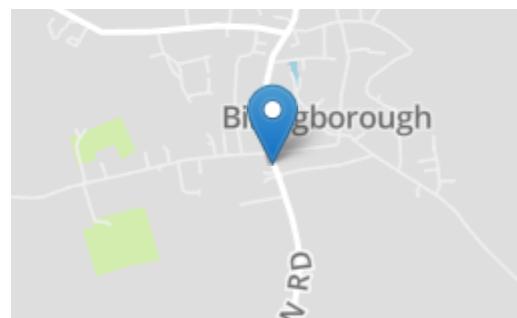
**OUTSIDE**

The rear garden is laid to lawn with fencing and shed.

The neighbors have right of way over the garden to access their own garden to the rear.

**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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

