

***FITZWILLIAM PLACE,
BILLINGHAY, LN4 4EU***



£275,000

Located within a quiet, tucked away position on this 'no through road' and within easy walking distance of the village centre, an individually built and particularly spacious Three Bedroom Detached House. It is difficult to find a more private location and such an individual design and the property has accommodation comprising Entrance Hall, 21'2 x 11'9 Lounge, Dining Kitchen, Three Double Bedrooms, two of which are on the ground floor, Cloakroom, Study and the Master Bedroom is to the first floor with a Large Bathroom with shower. There is Ample Parking to the front of the property and the 19' Garage has a Utility Room to the rear. The property is Double Glazed and benefits from Oil Central Heating and Cavity Wall Insulation and early viewing is highly recommended.

Location:

Billingshay is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, outdoor swimming pool, and has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153 road, after proceeding through the villages of Anwick and North Kyme, upon reaching Billingshay, turn right over the river into the High Street. Proceed into the High Street and turn left into Fitzwilliam Place and the property is located on the right hand side. The property is one of two along this private drive and we would ask that the neighbour's privacy is respected when viewing the property.

A double glazed entrance door provides access to the Hall having double radiator and wall light point.

Lounge: 6.45m (21'2") x 3.58m (11'9")

Having three windows, two double radiators, open brick fireplace with surround and ceiling beams.

Study: 2.39m (7'10") x 2.01m (6'7")

Having radiator.

Dining Kitchen: 4.17m (13'8") x 3.30m (10'10")

Having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, ceiling beams, double glazed rear entrance door, tiled floor, space for cooker within brick recess and tiled splashbacks.

Cloakroom:

Having low level w.c, hand washbasin, radiator and access to the loft void.

Bedroom 2: 4.19m (13'9") x 3.28m (10'9")

Having two built-in double wardrobes and radiator.

Bedroom 3: 2.97m (9'9") x 2.29m (7'6")

Having radiator and under stairs storage area.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 5.84m (19'2") max narrowing to 4.80m (15'9") x 2.74m (9'0")

Having two build in double wardrobes, bridging unit over the bed recess, dado rail and radiator.

Bathroom: 4.39m (14'5") max x 2.74m (9'0")

Having free standing bath with mixer tap, separate double shower cubicle with electric unit, low level w.c, pedestal hand washbasin, radiator, tiled floor and chrome towel radiator.

Outside:

The property is approached via a private shared drive which is shared with one other property and continues to the **Parking Areas** to the front of this



Lounge



Further Aspect



Study



Kitchen



Bedroom 2

property with further parking to the side. There is an **Integral Garage 5.89m (19'4") x 2.79m (9'2")** having an up and over door, light and power points and a further door to the Utility Room. The garden to the rear of the property is fully enclosed and the side garden has a large sheltered patio area with a fire pit and pergola over. This in turn leads to the lawn area and a cold water tap and external 13 amp power point are fitted. To the rear of the property is a further paved area with a raised border and a further sheltered seating area and a walled patio with pergola over.

Utility Room: 3.20m (10'6") x 2.74m (9'0")
 Having rear entrance door, worktop, sink, plumbing for washing machine, light and power points.

Council Tax Band C.



Bedroom 3



Bedroom 1



Bathroom



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 28/6/2023

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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