

***VICTORIA STREET,  
BILLINGHAY, LN4 4HQ***



***£150,000***

***Located in the centre of this popular village, and with the advantage of No Chain, a Well Presented and Good Sized Two Bedroom End Terrace House with Low Maintenance and Private Rear Gardens, and own Drive for Off Road Parking. The good sized accommodation comprises Entrance Hall, Lounge, 17'7" x 9'4" Dining Kitchen, 17'7" Conservatory with Utility Cupboard and Cloakroom, Two Bedrooms, and Bathroom. The property is Double Glazed and benefits from Electric Heating, and has Low Maintenance front gardens, private sheltered gardens with a second pedestrian access, and a Vehicular access from West Street. To fully appreciate the property's convenient setting, viewing is advised.***

**Location:**

Billinghay 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, proceed towards Billinghay. Turn left over the river into the High Street and bear right into Bridge Street. Continue to the 'T' junction and turn left into Victoria Street. The property is located on the right hand side as indicated by our 'For Sale' board.

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Double glazed entrance door provides access to the hall having electric heater.

**Lounge: 4.32m (14'2") x 4.27m (14'0")**

Having electric heater, brick fireplace, coved ceiling, and ceiling beam,

**Dining Kitchen: 5.36m (17'7") x 2.84m (9'4")**

Having wall and base units with worktop over, 1 1/2 bowl inset stainless steel drainer sink with mixer tap, built-in electric oven, electric hob with stainless steel cooker hood over, tiled splashbacks, space and plumbing for slimline dishwasher, tiled floor, electric heater, understairs cupboard, coved ceiling, and double opening doors providing access to the Conservatory.

**Conservatory: 5.36m (17'7") x 2.29m (7'6")**

Having tiled floor, French doors to the rear garden and utility cupboard having space and plumbing for washing machine.

**Cloakroom:**

Having low level w.c, floating hand washbasin with mixer tap,

Stairs from the hall provide access to the **First Floor Landing** having loft access.

**Bedroom 1: 4.39m (14'5") x 4.01m (13'2")**

Having built-in double wardrobe, further storage recess, coved ceiling, and electric heater.

**Bedroom 2: 2.90m (9'6") x 2.84m (9'4")**

Extending to 3.56m (11'8") Having airing cupboard, coved ceiling, and electric heater.

**Bathroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over with shower curtain, tiled splashbacks, chrome towel radiator, and coved ceiling.



**Lounge**



**Dining Kitchen**



**Conservatory**



**Bedroom 1**



**Bedroom 2**



**Outside:**

Hand gate and railings provide a front boundary to the low maintenance garden. The rear gardens have a pedestrian access to West Street, paved patio area with border, pergola, timber shed, and a cold water tap is fitted. A further gate provides access to the drive with double opening gates to West Street.

**Council Tax Band: A - North Kesteven District Council**



**Bathroom**



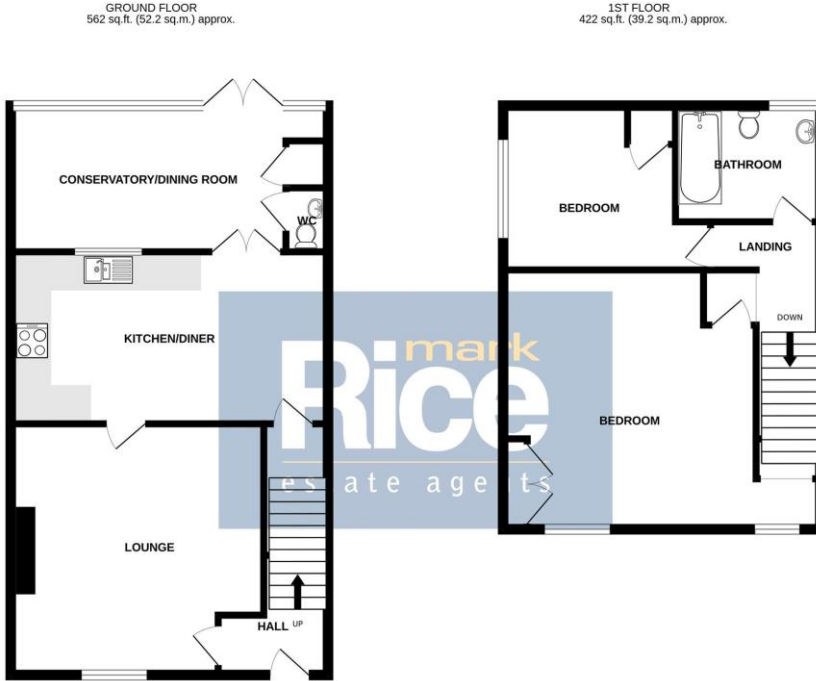
**Rear Garden**



**Further Aspect**



**Driveway**



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

*Agent's 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 07/05/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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