

***BLASSON WAY  
BILLINGBOROUGH NG34 0NL***



**£425,000**

*A spacious and extended Five Bedroom Detached Family Home, located on a much larger than average plot with a Superb, Private Rear Garden, Ample Off Road Parking and Three Reception Rooms. The property has been well maintained by the current owners and offers good sized accommodation across three floors, measuring just under 2300 sq ft and further benefits from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Study, Cloakroom, Lounge, Dining Room, Utility Room, Kitchen, Large Master Bedroom with En-Suite, Two Further Bedrooms and Bathroom on the first floor and Two Further Bedrooms and Family Bathroom on the second floor. Outside there is a large driveway leading to the Double Garage whilst the rear garden is fully enclosed with a Summer House with power, and a separate bar with its own power supply, served by solar panels. There is a separate area in the rear garden which is currently used as a vegetable plot. The property is within walking distance of the village and its amenities, and to fully appreciate the spacious accommodation on offer, peaceful setting and superb garden, viewing is strongly recommended.*

**Location:**

*Billingham is a popular village conveniently situated for Sleaford and Bourne. There are amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store and Public Houses.*

**Directions:**

*Heading South from Sleaford on Mareham Lane, proceed to the A52 crossroads and continue straight ahead onto Mareham Lane. At the next crossroads turn left onto Folkingham Road and proceed into the village and take the first turning on the right into Blasson Way and 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 **Entrance Hall** having understairs store, store cupboard, smoke alarm, coved ceiling and radiator.*

**Cloakroom:**

*Having close coupled w.l.c, pedestal hand washbasin with pillar taps, coved ceiling and radiator.*

**Study: 3.76m (12'4") x 3.43m (11'3")**

*Having bay window, coved ceiling and radiator.*



**Lounge: 5.54m (18'2") x 3.84m (12'7")**

*Having multi fuel burner, coved ceiling, radiator and French doors to the rear garden.*



**Dining Room: 4.80m (15'9") x 2.95m (9'8")**

*Having coved ceiling, tall radiator and bi-fold doors to the Kitchen.*



**Kitchen: 4.04m (13'3") x 3.28m (10'9")**

Having a range of matching wall and base units with worktop over, 1/2 bowl inset composite sink with mixer tap, integrated fridge and freezer, two integrated electric ovens, inset five ring induction hob with cooker hood over, breakfast bar, integrated dishwasher, under counter lighting, wine fridge, breakfast bar, tiled floor, ceiling downlighters, tall radiator, rear entrance door and door to garage.



**Utility Room: 2.77m (9'1") x 1.65m (5'5")**

Having wall and base units to match kitchen, space and plumbing for washing machine, coved ceiling, radiator, extractor fan, tiled splashbacks and side entrance door.



Stairs from the entrance hall provide access to the **First Floor Landing** having radiator, coved ceiling and smoke alarm.

**Bedroom 1: 6.22m (20'5") x 3.84m (12'7") max**

Having large fitted wardrobe, coved ceiling and radiator.



**En-Suite: 2.24m (7'4") x 2.24m (7'4")**

Having close coupled w.c, vanity hand washbasin with mixer tap, corner jacuzzi bath with mixer tap and mains fed shower attachment, mermaid board splashbacks, coved ceiling, extractor fan and towel radiator.



**Bedroom 2: 3.73m (12'3") x 3.43m (11'3")**

*Having coved ceiling and radiator.*



**Bedroom 3: 2.92m (9'7") x 2.67m (8'9")**

*Having coved ceiling and radiator.*



**Bathroom:**

*Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, large panelled bath with Victorian style mixer tap and mains fed shower over, separate shower cubicle with mains fed shower and mermaid board splashbacks, coved ceiling, extractor fan and radiator.*



*Stairs from the first floor landing provide access to the **Second Floor Landing** having Velux window.*

**Bedroom 4: 5.33m (17'6") x 3.45m (11'4")**

*Having Velux window with fitted fly screen protectors, fitted blinds, and radiator.*



**Bedroom 5: 3.48m (11'5") x 2.95m (9'8")**

*Having Velux window, radiator, fitted fly screen protectors, fitted blinds and airing cupboard with access to eaves storage.*



**Bedroom 5**

**Bathroom:**

*Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and mains fed shower over, extractor fan, Velux window and radiator.*



**Outside:**

*A gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Attached Double Garage 5.54m (18'2") x 5.51m (18'1")** having electric up and over door, Workshop Area with a range of matching wall and base units with worktop over, further **Utility Area** with base unit with worktop over, single drainer stainless steel inset sink with mixer tap, space and plumbing for washing machine, tiled floor and light and power points.*

*The remainder of the front garden is laid mostly to lawn with decorative plum slate borders for ease of maintenance and several well manicured hedges, partially enclosed by dwarf brick walling. A paved path provides access to the entrance door and leads to the timber gate providing access to the rear Garden. The Rear Garden has a large patio area, side access housing the timber shed, greenhouse and raised flower beds. This in turn leads to the large well manicured lawn area with a variety of well stocked borders, further patio area with brick built barbecue, **Timber Summer House** which houses the bar with power and lighting, which is supplied by its own solar panels, further **Summer House** with carpets and power. There is a raised decking area next to the bar and behind the summer house is access to the dyke of which part belongs to the property. To the rear of the plot is a small strip of land which could be used as a wild garden or vegetable plot.*



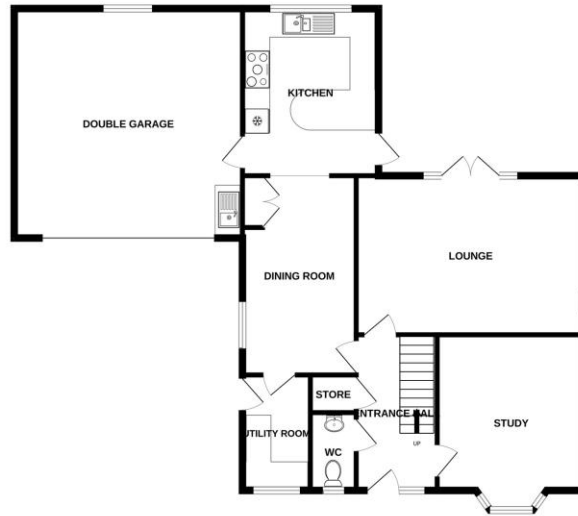
**Garden Photos**



**Further Garden Photos**

*Council Tax Band E.*

**GROUND FLOOR**  
1155 sq.ft. (107.3 sq.m.) approx.



**1ST FLOOR**  
677 sq.ft. (62.9 sq.m.) approx.




**2ND FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2289 sq.ft. (212.7 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**