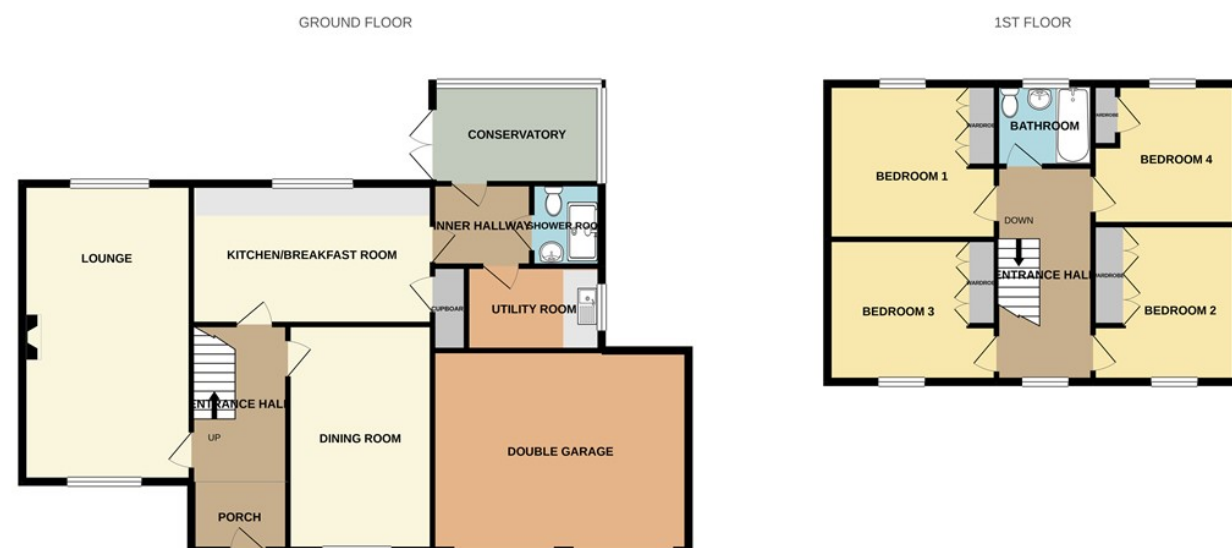




3 Grosvenor Square, Low Street, Billingborough, Lincolnshire NG34 8DD, £300,000



ESTABLISHED FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE AND MATURE GARDENS ON APPROX A 1/3 ACRE CORNER PLOT - NO ONWARD CHAIN "Situated in the sought after village of Billingborough, this sunny and spacious detached home benefits from a double-aspect lounge, kitchen/breakfast room with pantry , separate utility room , separate dining room , , downstairs shower room, conservatory, four bedrooms and family bathroom. There is a good size driveway leading to the house and double garage which is surrounded by mature , enclosed gardens. This is a detached 4-bedroom house with integral double garage and conservatory to the rear on an approximately 1/3-acre corner plot with established landscaped gardens which are not overlooked and include a semi-wild wooded area : a gardeners' or nature lovers' paradise. The gardens surround the house to the front, side and rear and are a feature of the property having a plethora of architectural mature trees , colourful shrubs and perfumed flowers. The rear garden also has a shed, a strip foundation for a greenhouse or log cabin and a small pond. EPC Rating D."

AGENT NOTE

The vendor has advised us of the following:
Billingborough church – a 5- minute walk away - is illuminated at night and can be seen from the front bedrooms. The Springwells medical centre is next to the church as is the attractive duck pond.
Billingborough itself is a pretty village with good amenities including : a junior school ; a medical centre with dispensary ; a post office ; 3 convenience stores including a Co-op; a butchers ; a fish and chip shop; a pub-restaurant ; a bus service to the larger towns of Bourne (20 minutes by car), Sleaford (20 minutes by car) and Grantham (25 minutes by car). Boston is a 30 minute drive .
Grantham offers an excellent train service to central London (Kings Cross taking 70 minutes) , Hull, Leeds , York and many other connections.

ENTRANCE HALLWAY

Radiator, stairs to first floor landing.

LOUNGE

21' 0" x 12' 6" (approx.) UPVC double glazed windows to front and rear aspects, two radiators, TV point, feature fireplace.

DINING ROOM

16' 8" x 10' 0" (approx.) Double radiator, UPVC double glazed window to front aspect, serving hatch to:

KITCHEN/BREAKFAST ROOM

18' 0" x 10' 0" (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, pantry (4'3' 'x 4'7"'), UPVC double glazed windows to rear aspect, double radiator, under stairs storage cupboard.

REAR ENTRANCE HALLWAY

UPVC double glazed door to conservatory, picture window.

UTILITY ROOM

11' 6" x 6' 5" (approx.) Fitted worktop, sink, tiled splash backs, boiler, UPVC double glazed window to side aspect, space and plumbing for washing machine and dishwasher.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, UPVC double glazed window to side aspect, fully tiled.

CONSERVATORY

12' 0" x 7' 0" (3.66m x 2.13m) (approx.) UPVC double glazed windows, UPVC double glazed French doors to rear garden.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to front aspect.

BEDROOM ONE

12' 1" x 10' 7" (approx.) UPVC double glazed windows to front aspect, radiator, including built-in wardrobes.

BEDROOM TWO

12' 1" x 10' 1" (approx.) UPVC double glazed window to rear aspect, radiator, including built-in wardrobes.

BEDROOM THREE

10' 8" x 10'1" (3.33m x 2.44m) (approx.) UPVC double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM FOUR

10' 1" x 10'2 " (approx.) UPVC double glazed window to rear aspect, radiator, including built-in airing cupboard.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin, low level WC, extensive tiling, UPVC double glazed window to rear aspect.

OUTSIDE

The gardens surround the house to the front, side and rear and are a feature of the property having a plethora of architectural mature trees , colourful shrubs and perfumed flowers. The rear garden also has a shed , a strip foundation for a greenhouse or log cabin and a small pond. There is also a good size lawned area and a block paved patio.

DOUBLE GARAGE

With two up and over doors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC