NEWTONFALLOWELL



Baker Street, Billinghay
£215,000

3 2 1

Freehold

3 2 1

Key Features

- Three Bed Semi-Detached House
- Air Source Pump Heating
- En-Suite To Master Bedroom
- 4.74m Kitchen Diner
- Well Presented
- Enclosed Rear Garden
- EPC rating B















Well presented throughout, this Three Bedroom Semi-Detached House is situated within the popular village of Billinghay and offers well-arranged accommodation throughout. The property benefits from a spacious Kitchen Diner with French doors opening directly onto the rear garden, a separate Lounge, downstairs Cloakroom and an En-Suite Shower Room to the main bedroom.

Internally, the accommodation comprises Entrance Hall, Lounge and a good-sized Kitchen Diner fitted with a range of wall and base units, integrated appliances and French doors providing access to the rear garden. To the first floor there are Three Bedrooms, with the main bedroom benefiting from an En-Suite Shower Room, together with a separate Family Bathroom.

Outside, the property has off-road parking to the front for two vehicles, whilst to the rear there is an enclosed garden which is predominantly laid to lawn with established borders and a paved patio seating area. There is also a useful garden shed.

Billinghay is a popular village offering a range of local amenities including shops, schooling, public houses and other everyday facilities. The nearby market town of Sleaford provides a wider selection of shopping and leisure facilities, together with a railway station and road links to the surrounding Lincolnshire towns and villages.

Lounge
4.24m x 3.71m (13'11" x 12'2")

Kitchen Diner
2.88m x 4.74m (9'5" x 15'7")

Bedroom 1
3.77m x 2.87m (12'5" x 9'5")

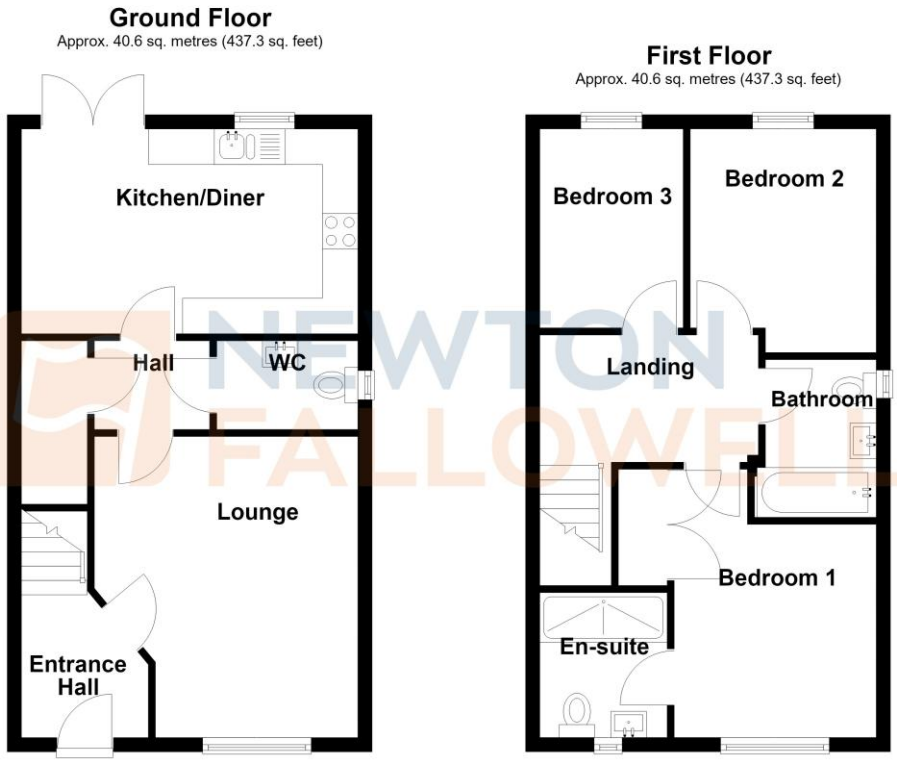
Ensuite
2.04m x 1.76m (6'8" x 5'10")

Bedroom 2
3.15m x 2.61m (10'4" x 8'7")

Bedroom 3
2.8m x 2.02m (9'2" x 6'7")

Bathroom
2.22m x 1.69m (7'4" x 5'6")

Floorplan



Total area: approx. 81.3 sq. metres (874.7 sq. feet)



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