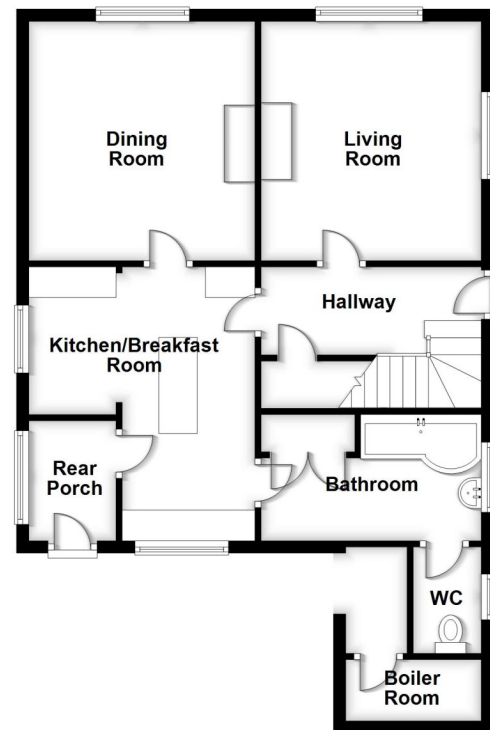


**Avenue View, Billingborough Road,  
Horbling, Lincolnshire**

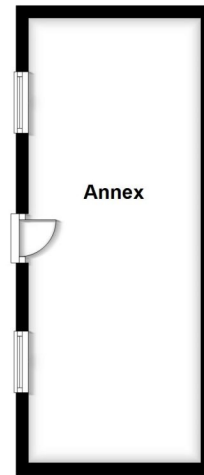
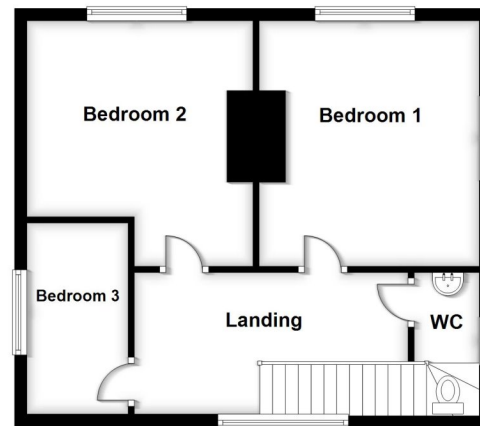
*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 89.2 sq. metres (960.3 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)



**10 Billingborough Road, Horbling, Lincolnshire, NG34 0PD**

**£400,000 Freehold**

We are delighted to offer for sale this impressive Victorian detached home set on an impressive established plot with potential to extend and improve further (stpp) The property offers a wealth of character and charm boasting two separate reception rooms, modern fitted kitchen/breakfast room with centre island, three bedrooms and a detached 23ft Annex plus further garage. Outside there is a gated gravelled driveway providing ample off road parking with access to the garage and the rear garden is a wonderful large established plot providing fantastic outside space with room to extend and improve further if required (stpp) Please call 01778 392807 for more information.

Beautiful Detached Victorian House | Large Landscaped Private Gardens | Detached Brick Built Outbuilding/Annex | Living Room & Dining Room | Three Bedrooms & Family Bathroom | Kitchen with Pantry & Separate W/C | Oil Central Heating & Solid Wood Windows | Detached Oak Garage with Veranda | Popular Village with Pub | Viewing is Highly Advised



Winkworth Bourne | 01778392807 |  
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See things differently.



**ACCOMMODATION**

**Entrance Porch** - approached by hardwood stable door the entrance porch has window to side aspect, quarry tiled flooring and door to Kitchen.

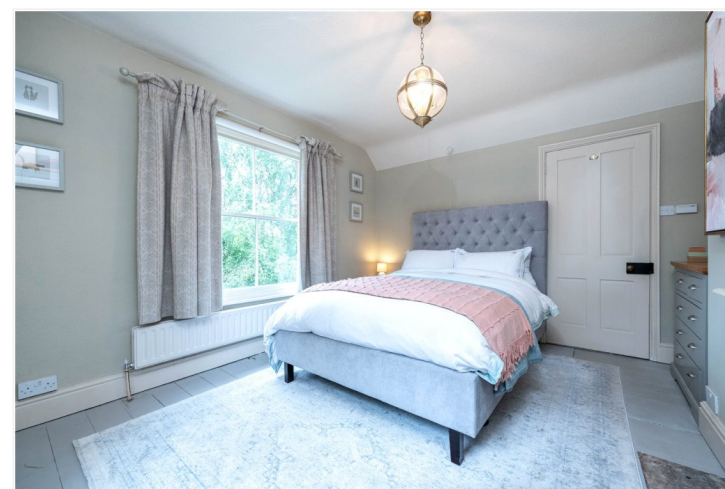
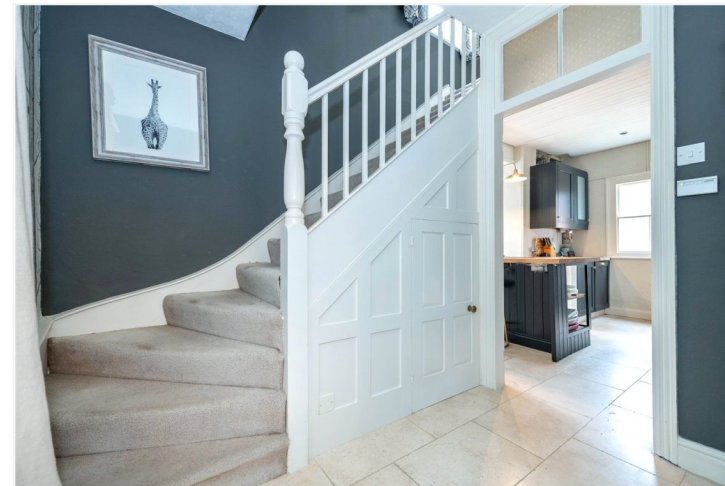
**Kitchen** - 15'9" x 11'9" (max) (4.8m x 3.58m (max)) With superb newly fitted units comprising, ceramic sink with cupboard below, excellent range of wall and base units complemented with oak worktops, centre island with breakfast bar, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, part panelled walls, tiled flooring, window to the rear and side and door leading to:

**Dining Room** - 13'1" x 11'8" (4m x 3.56m) window to front aspect, original built in cupboard, log burner, radiator, TV Point

**Living Room** - 12'9" x 11'9" (3.89m x 3.58m) windows to front and side aspects, Adam style fireplace with cast inset housing fire, radiator, period built in display cupboard, television point, telephone point, coving to ceiling.

**Entrance Hall** - part glazed hardwood door leads to entrance hall with quarry tiled flooring, radiator, understairs cupboard.

**Bathroom** - having window to side aspect, double airing cupboard, shaped panelled bath with shower over, period style hand wash basin, radiator, panelled and tiled walls, leads to WC



**WC** - having window to side aspect, mid flush WC, hand wash basin, panelled walling.

**Landing** - approached via a dog leg staircase from entrance hall the landing has a window to rear aspect, loft access and a range of fitted shelving.

**Bedroom 1** - 13'1" x 11'9" (4m x 3.58m) having windows to front and side aspects, original cast fireplace, radiator and TV Point.

**Bedroom 2** - 12'9" x 12'1" (3.89m x 3.68m) with window to front aspect, radiator, TV Point

**Bedroom 3** - 10'6" x 5'8" (3.2m x 1.73m) currently used as study, having window to side aspect, radiator.

**WC** - having window to side aspect, fitted with a two piece suite comprising hi flush WC, vanity unit housing hand wash basin, heated towel radiator.

**Outside** - There is a gated front garden leading to the gravelled driveway offering ample off street parking for up to 5 vehicles, DETACHED ANNEX 23'2" x 8'1" currently used as a workshop/hobby room with windows to side and rear aspects, wood effect flooring, TV Points, electricity and water connected, it also has an alarm system.

Detached timber garage with twin timber doors to front aspect and side veranda. The rear gardens are of particular note being generously proportioned with established shrub and trees providing an excellent degree of privacy.

**TENURE**

Freehold

**COUNCIL TAX BAND**

C