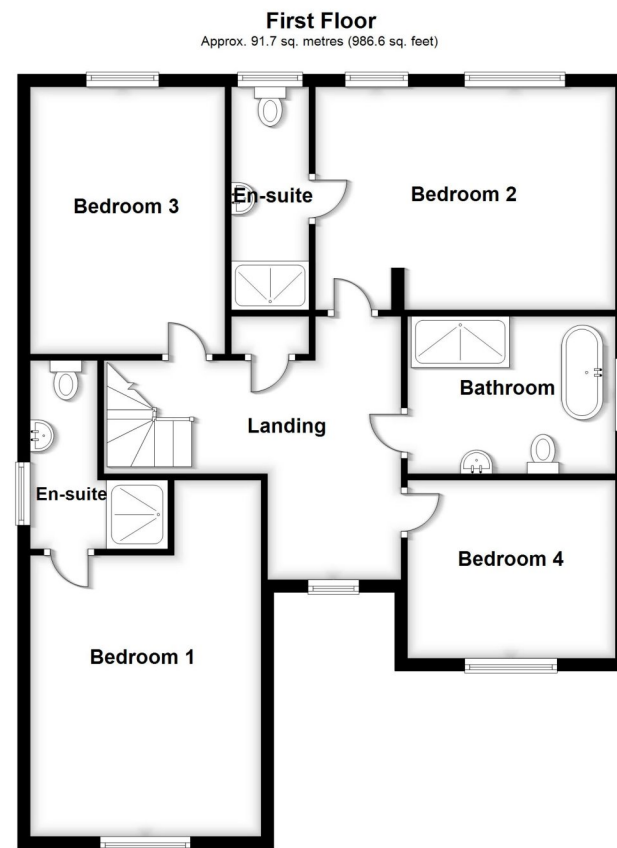
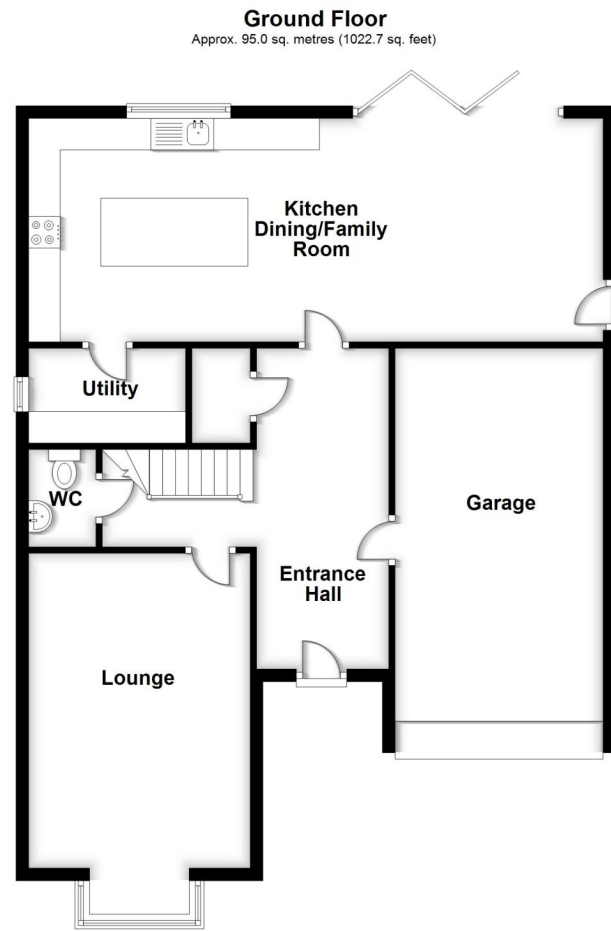


Fen Road, Billingham, Lincoln

*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-)		103
A (82-)		
B (81-91)	88	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Total area: approx. 186.7 sq. metres (2009.3 sq. feet)



42A Fen Road, Billingham, Lincoln, Lincolnshire, LN4 4HU

£475,000 Freehold

**\*NO CHAIN\*** We are delighted to offer for sale this beautiful and spacious family home, meticulously presented and thoroughly enjoyed by its current owner, sitting on a slightly elevated plot on the edge of the village. Despite its tranquil location, it remains conveniently close to the village centre with its extensive amenities. Completed in Spring 2023 and built by the current vendor, this property offers approximately 1,800sq ft of living space. It is available for sale with no onward chain, and an early viewing is highly recommended to fully appreciate its features.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford



See things differently.

NO CHAIN | FOUR BEDROOM DETACHED FAMILY HOME | HIGH SPECIFICATION FINISH | LESS THAN 2 YEARS OLD | FOUR DOUBLE BEDROOMS | WELL PROPORTIONED ACCOMMODATION | TWO EN-SUITES | BIFOLDING DOORS OUT FROM THE KITCHEN | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES | AMPLE PARKING & INTEGRAL GARAGE



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## DESCRIPTION

The property features a generous Reception Hallway, Cloakroom, Lounge, Utility Room, and an impressive open-plan Family Dining Kitchen with bi-fold doors leading to the garden. On the first floor, a spacious landing with a Study area serves four double bedrooms, two of which have en-suite bathrooms, along with a main Family Bathroom. Ample storage is available throughout the home.

Built to a high standard, the property includes oil-fired central heating with a combi boiler, uPVC double glazing, solar panels, a water softener, a quality kitchen with integrated appliances, and a boiling hot water tap. It also comes with a ten-year warranty from Ward Cole.

Externally, the property boasts a large driveway with space for up to five cars, leading to an oversized integral garage with an electric roller door. The rear garden is enclosed, not directly overlooked, and mainly laid to lawn with a large patio. Additional features include two outside taps and two external power points.

Billinghay offers many amenities including a highly reputable doctors' surgery, Co-Operative Supermarket, Pubs & many more.

## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 16'5" x 11'7" (5m x 3.53m)

Open Plan Kitchen/Dining Family Room - 29'11" x 11'7" (9.12m x 3.53m)

Utility Room - 8'2" x 4'11" (2.5m x 1.5m)

Bedroom One - 18'7" x 11'8" (5.66m x 3.56m)

En-Suite Shower Room - 9'11" x 7'7" (3.02m x 2.3m)

Bedroom Two - 14'11" x 10'11" (4.55m x 3.33m)

En-Suite Shower Room

Bedroom Three - 14' x 10'2" (4.27m x 3.1m)

Bedroom Four - 11' x 9'2" (3.35m x 2.8m)

Family Bathroom

Integral Garage - 20'5" x 10'10" (6.22m x 3.3m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E