



## 68 HIGH STREET, BILLINGBOROUGH, LINCOLNSHIRE, NG34 0QB

**£160,000 FREEHOLD**

This well presented Two Bedroom Semi-Detached cottage is located in the heart of the extremely popular village of Billingborough, providing easy access to Bourne and Sleaford.

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Breakfast, Two Bedrooms and a Family Bathroom.

The rear garden is laid to low maintenance artificial grass with a workshop and shed, fencing to all aspects and a rear gate providing access to the off-street parking.

Perfect for Investors and First Time Buyers!

Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## ACCOMMODATION

### Entrance Hall

**Living Room** - 13'9" x 12'3" (4.2m x 3.73m)

**Kitchen** - 10' x 9'9" (3.05m x 2.97m)

**Bedroom One** - 12'3" x 10'8" (3.73m x 3.25m)

**Bedroom Two** - 12'3" x 6'7" (3.73m x 2m)

**Family Bathroom** - 9'3" x 8'9" (2.82m x 2.67m)

- CHARACTER COTTAGE
- VILLAGE CENTRE LOCATION
- CLOSE TO AMENITIES
- OFF STREET PARKING TO THE REAR
- LARGE MASTER BEDROOM
- FIRST FLOOR BATHROOM
- ORIGINAL STAIRCASE

## EPC TO FOLLOW



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.



Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**

for every step...