

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Nuts End**  
 Approximate Gross Internal Area  
 Ground Floor = 78.4 sq m / 844 sq ft  
 First Floor = 45.2 sq m / 486 sq ft  
 Outbuildings = 435.6 sq m / 4689 sq ft  
 Total = 559.2 sq m / 6019 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Nuts End, Billingborough Fen, Lincolnshire, NG34 0NJ

£599,950 Freehold

Nuts End is set on the edge of the popular village of Billingborough, positioned at the end of the fen.

The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Downstairs Bathroom, Two Double Bedrooms & a Shower Room.

RURAL DREAM | COUNTRYSIDE VIEWS TO ALL ASPECTS | TWO BEDROOM FARM HOUSE | MULTIPLE BARNs | OVER 20 KENNELS | STABLES & STORAGE BARNs | NUMEROUS DOG RUNs | FOUR CATTERIES | WATER TREATMENT HOUSE | PRIVATE POSITION | RARELY AVAILABLE OPPORTUNITY



**DESCRIPTION**

The grounds offer a plethora of plants and trees with spectacular views to all aspects. The property is accessed via a long private driveway leading to the parking area. There is a range of outbuildings which include a large barn to the rear of the property with storage upstairs which could be converted into a self-contained living area subject to the necessary consents. There is over 20 kennels and 4 catteries making it the perfect opportunity for an animal lover.

The village of Billingborough itself boasts many amenities including numerous shops, a pub, numerous takeaways and a highly reputable doctors surgery. There is a bus service in the village and excellent road links to the A52 and A15.

**ACCOMMODATION**

**Entrance Hall**

**Living Room - 15'1" x 11' (4.6m x 3.35m)**

**Dining Room - 12'2" x 8'11" (3.7m x 2.72m)**

**Kitchen/Breakfast Room - 19'8" x 11'9" (6m x 3.58m)**

**Conservatory - 13'1" x 9'5" (4m x 2.87m)**

**Bedroom One - 14'3" x 11'1" (4.34m x 3.38m)**

**Bedroom Two - 12'2" x 11'9" (3.7m x 3.58m)**

**Shower Room**

**Static Caravan/Annexe**

**Annexe Living Room/Kitchen - 25'10" x 12'8" (7.87m x 3.86m)**

**Annexe Bedroom One - 7'7" x 5'2" (2.3m x 1.57m)**

**Annexe Bedroom Two - 7'7" x 5'2" (2.3m x 1.57m)**

**Annexe Bathroom**

**LOCAL AUTHORITY**

**TENURE**

Freehold

**COUNCIL TAX BAND**

