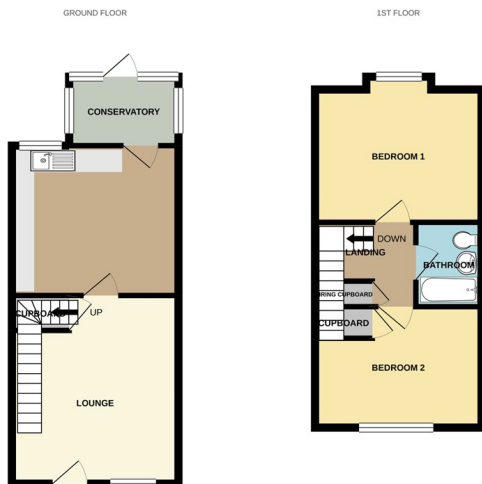




**23 Allen Close, Billingborough, Sleaford, Lincolnshire NG34 0PZ**

**£119,995**



\*\*\*NO CHAIN - VILLAGE LOCATION\*\*\* "Located in the popular village of Billingborough this two bedroom home is pleasantly situated within a cul de sac. The modern terraced property is well maintained and benefits from UPVC double glazing, kitchen/breakfast room and a small conservatory leading to an enclosed rear garden two bedrooms and a bathroom. Allocated parking to the front with separate parking nearby. EPC energy rating currently unavailable.



## LOUNGE

13' 7" x 12' 0" (4.14m x 3.66m) (approx.) UPVC door to front, electric heater, TV point, under stairs storage cupboard and stairs to first floor landing.

## KITCHEN/BREAKFAST

12' 0" x 10' 10" (3.66m x 3.30m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, sink and tiled splashbacks. Plumbing for washing machine, space for cooker, UPVC window to rear and electric heater. Door to conservatory:

## CONSERVATORY

7' 11" x 5' 0" (2.41m x 1.52m) (approx.) UPVC window and UPVC door to garden.

## LANDING

Stairs from ground floor and doors to:

## BEDROOM ONE

12' 0" x 9' 7" (3.66m x 2.92m) (approx.) UPVC to rear and electric heater.

## BEDROOM TWO

12' 0" x 8' 9" (3.66m x 2.67m) (approx.) UPVC window to front and electric heater.

## BATHROOM

Fitted with a three piece suite comprising bath with shower and screen, wash hand basin and WC. Extensive tiling and extractor fan.

## OUTSIDE

Front: Open plan with a parking space and a separate parking space nearby.

Rear: Enclosed rear garden with patio area, laid to lawn with various flowers and shrubs.

## AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

