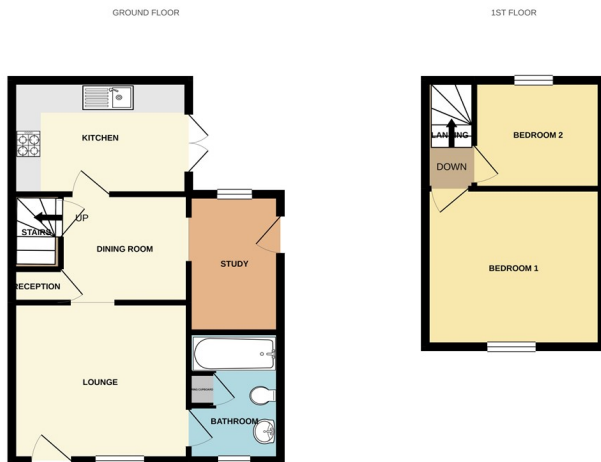




20 Station Road, Billingborough, Lincolnshire NG34 0NR

£160,000



\*\*\*CHARACTER TWO DOUBLE BEDROOM COTTAGE WITH SEPARATE DINING ROOM - NO ONWARD CHAIN\*\*\* Located in the sought after village of Billingborough, this surprisingly spacious cottage benefits from a study, separate dining room, lounge, kitchen, bathroom and two double bedrooms. Outside there is a double width driveway with gated access to a good size front garden and an enclosed rear courtyard garden. EPC Energy Rating E.



## DOOR TO:

### STUDY

9' 5" x 6' 3" (2.87m x 1.91m) (approx.) Tiled floor, UPVC double glazed window rear aspect, door to rear garden.

### DINING AREA

8' 8" x 7' 5" (2.64m x 2.26m) (approx.) Tiled floor, stairs to first floor landing.

### KITCHEN

11' 1" x 7' 9" (3.38m x 2.36m) (approx.) Fitted with a range of base, drawer and wall mounted units, underfloor heating, sink with mixer tap over, ceramic hob with extractor fan over, built in oven, space and plumbing for dishwasher.

### LOUNGE

10' 9" x 12' 0" (3.28m x 3.66m) (approx.) Multi fuel fire, TV point, door to front, UPVC double glazed window to front aspect.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin, low level WC, radiator, UPVC double glazed window to front aspect, fully tiled.

## STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m) (approx.) UPVC double glazed window to front aspect, TV point, radiator.

### BEDROOM TWO

9' 0" x 7' 7" (2.74m x 2.31m) (approx.) UPVC double glazed window to rear aspect, radiator.

## OUTSIDE

There is a double width driveway with gated access to a good size front garden with raised decked patio, lawned, flowers and shrubs and is southern facing.

The enclosed rear courtyard garden has a paved patio and shrubs.

## AGENT 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

