

Victoria Street

Billingborough

MOUNT & MINSTER



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Billingsborough

A stunning and prominent residence in the heart of this vibrant village, conveniently located within walking distance of local amenities and shopping facilities.

- Impressive Home
 - Grade II Listed
 - Entrance Hall
 - Breakfast Kitchen
- Principal Reception Room
- Three Double Bedrooms
 - Three Bathrooms
- Front and Rear Gardens
 - Private Parking
 - Popular Village



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DESCRIPTION

A splendid and hugely attractive home, enjoying copious amounts of curb-appeal with equally impressive character internally from top to bottom. Formerly a 17th century coaching inn, this period residence benefits from accommodation that includes a reception hall with an open fire, a large reception room that's currently used as a lounge (including a log-burner) with ample space for a dining table as well, together with a light and spacious breakfast kitchen, all of which enjoy period features throughout. Upstairs, there are three double bedrooms, complemented by three equally attractive bathrooms, a dressing room and a large storage room that is ripe for conversion to a fourth bedroom if required.

OUTSIDE

The property is approached onto a private driveway with parking for multiple vehicles. There are two gardens, one to the side aspect with a lawn, together with another to the rear of the property with a courtyard and storage shed.

LOCATION

Nestled in the heart of Lincolnshire, Billingborough is a charming village that perfectly blends rural tranquility with convenient accessibility. Known for its picturesque surroundings and strong community spirit, the village offers a peaceful lifestyle amid rolling countryside and historic architecture. Residents enjoy easy access to local amenities, including well-regarded schools, quaint shops, and traditional pubs, making it an ideal location for families and professionals seeking a quieter pace of life without sacrificing modern conveniences. The village comprises of a post office, village hall, a community gym, medical centre, convenience store and public houses.

For property buyers, Billingborough presents a diverse selection of homes, from character-filled cottages to spacious family houses, many boasting generous gardens and scenic views. The village's strategic position between larger towns like Sleaford and Bourne provides excellent transport links while maintaining a sense of countryside privacy. Whether you're looking for a serene retreat or a welcoming community to call home, Billingborough offers an exceptional blend of rural charm and accessibility that makes it a standout choice in Lincolnshire's property market.

Nearby Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

Sleaford town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre.

The neighbouring market towns of Sleaford lies 10 miles north, and Grantham (16 miles west) provides access to the A1 trunk road, as well as a high speed rail connection with London Kings Cross a mere 1 hour away.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Billingborough Primary School, Brown's Church of England Primary School, The Thomas Cowley High School and Kesteven and Sleaford High School Selective Academy all of which are rated Good by Ofsted, as well as the hugely popular Bourne Grammar School.





SERVICES

The property enjoys central heating (LPG) throughout with mains water, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: C

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:
T: 01476 851400
e: info@mountandminster.co.uk

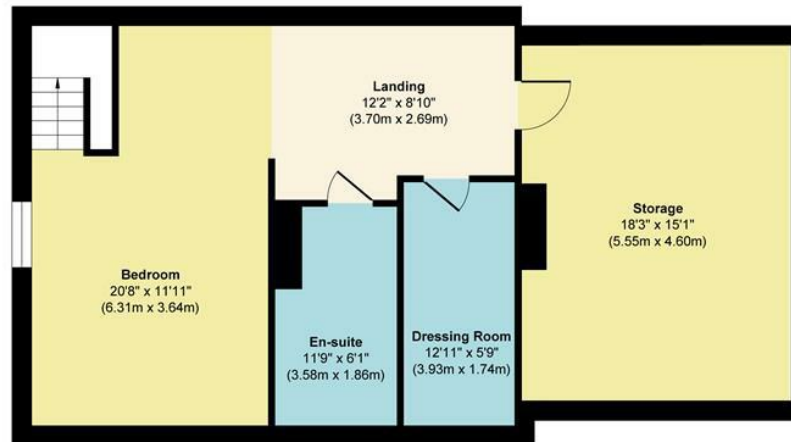
BUYER IDENTITY CHECKS

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Approx. Gross Internal Floor Area 2414 sq. ft / 224.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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