



The Graziers House, 10 Victoria Street  
Billingborough, Sleaford, Lincolnshire, NG34 0NX

£475,000

## 4 Bedroom Link Detached House

- Freehold
- Substantially extended period home
- In the heart of well served village
- Some 2,086sqft of versatile accommodation
- Abundance of charm & character
- Immaculately presented
- Generous & private outside space
- Extensive drive & double garage
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for The Graziers House, 10 Victoria Street, Billingborough, Sleaford, Lincolnshire, NG34 0NX](#)



## Overview

### REDUCED

A substantially link detached extended period home that is in the heart of the village but enjoying generous and private outside space to compliment the deceptively spacious internal accommodation that extends to some 2,086sqft. This is finished to a high standard and is immaculately presented blending modern day comforts with original charm and character. Features include original fireplace with multi fuel stove, further wood burner and original bread oven. Early viewing is highly recommended to fully appreciate.



The property comprises Hall, Lounge, Dining Room, Family Room, Rear Lobby, Cloakroom, Utility Area and superb Family Dining Kitchen with quality units, integrated appliances, under floor heating and extensive glazing and French doors to the garden. To the first floor are landing, Main Bedroom with En-Suite Shower Room and Fourth Bedroom currently used as a Dressing Room.

There are Two further Bedrooms one with a second En Suite Shower Room with connecting door to the main house Bathroom, and a Reading room with feature window to the stairs.

The external space with the property is also deceptively large and could be considered a double plot. Immediately to the rear is a delightful courtyard area adjacent to which are three useful brick outbuildings. Extending further to the side are lawned gardens with a path and hand gate on to Victoria Street. Beyond this is the extensive gated driveway leading to detached double garage.

For Sale With No Onward Chain.





# Victoria Street, Billingborough, Sleaford, NG34

Approximate Area = 2086 sq ft / 193.7 sq m

Garage = 256 sq ft / 23.7 sq m

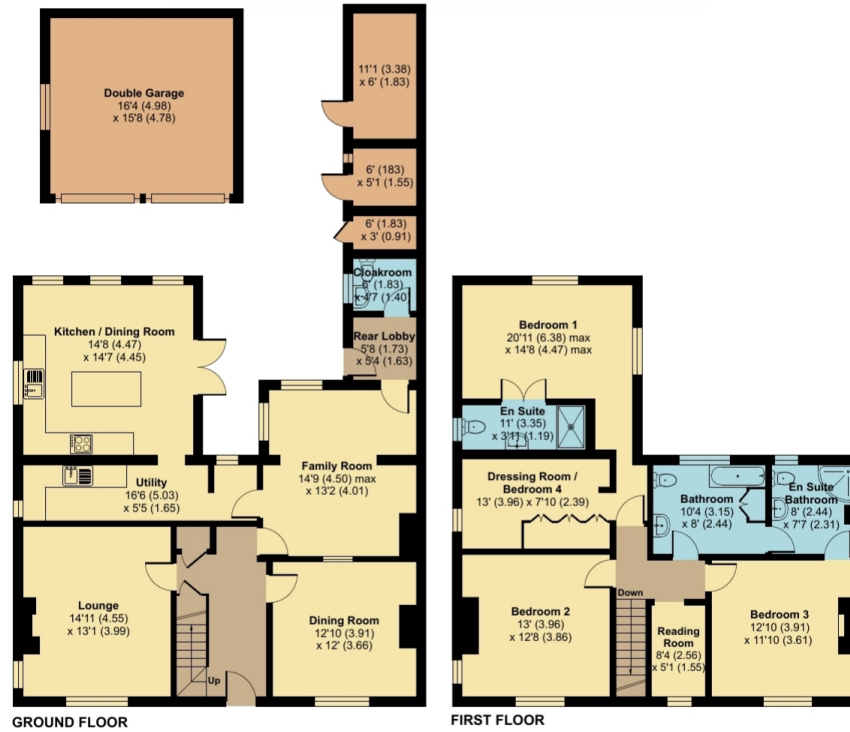
Outbuildings = 109 sq ft / 10.1 sq m

Total = 2451 sq ft / 227.5 sq m

For identification only - Not to scale



## Pygott & Crone



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced by Pygott & Crone. REF: 1195174



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is on the market with our Sleaford branch

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