



## 22 Park Lane, Billingham, Lincoln, Lincolnshire, LN4

£179,950 Freehold

**\*NO CHAIN\*** Situated on a quiet no-through road and available with no onward chain, this well-maintained three-bedroom semi-detached home offers off-road parking for two vehicles and generous gardens. The property features oil-fired central heating and double glazing throughout. The accommodation includes an entrance hall, lounge, kitchen, bathroom, and three bedrooms. Outside, the front and side gardens are thoughtfully landscaped, while the low-maintenance rear garden includes useful storage space. A driveway to the side of the property provides convenient parking.

NO CHAIN | THREE BEDROOM SEMI DETACHED | WELL PRESENTED THROUGHOUT |  
SPACIOUS ACCOMMODATION | PRIVATE GARDEN | OFF ROAD PARKING TO THE SIDE |  
POPULAR VILLAGE LOCATION | OIL CENTRAL HEATING | NO THROUGH ROAD LOCATION

ACCOMMODATION

Entrance Hall

Lounge - 15'5" x 11'4" (4.7m x 3.45m)

Kitchen - 15'5" x 59 (4.7m x 59)

Bedroom 1 - 15'5" x 9' (4.7m x 2.74m)

Bedroom 2 - 10'4" x 9'10" (3.15m x 3m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

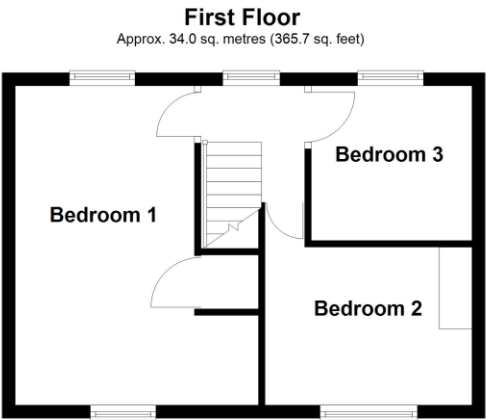
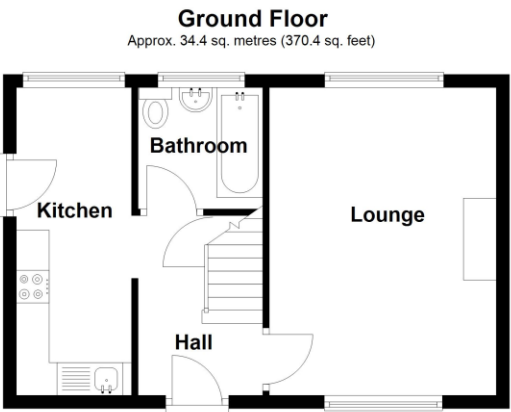
COUNCIL TAX BAND

A



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*



Total area: approx. 68.4 sq. metres (736.1 sq. feet)