

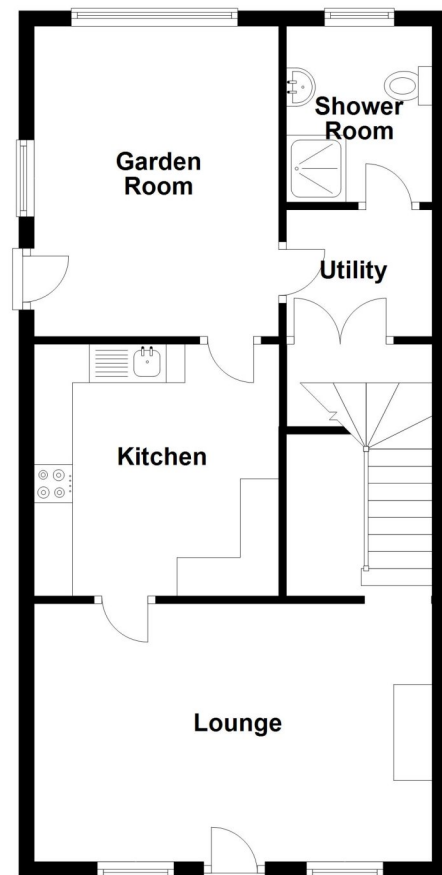
High Street, Billingham, Lincoln

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

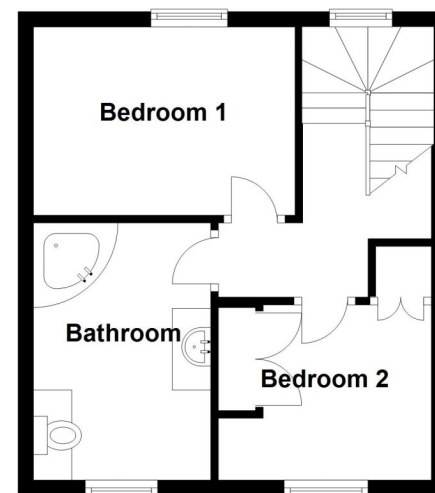
Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



Total area: approx. 87.0 sq. metres (937.0 sq. feet)



115 High Street, Billingham, Lincoln, Lincolnshire, LN4

£140,000 Freehold

Situated in the popular and well served village of Billingham with its many amenities this spacious 2 bedroom semi detached home is further enhanced by an extension providing a spacious garden room with picture window overlooking the southerly facing rear gardens.

NO CHAIN | TWO BEDROOMS | SEMI DETACHED | VILLAGE LOCATION | SOUTHERLY FACING GARDEN | CENTRAL HEATING



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See things differently.

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ACCOMMODATION

Lounge - 17'1" x 11' (5.2m x 3.35m) Approached via an opaque glazed UPVC door, having 2 UPVC window to front aspect, pine adam style fireplace with modern tile effect inset housing electric fire, radiator, telephone point, wood effect flooring.



Kitchen - 11' x 7'8" (3.35m x 2.34m) Having window and door to rear aspect giving access to garden room. fitted with a range of base and eye level units with bevel edged work top over, stainless steel sink, ceramic hob, eye level oven, ceramic tiled flooring, space for appliances.



Garden Room - 13'2" x 10'6" (4.01m x 3.2m) Having UPVC picture window to rear aspect with garden views, high level UPVC side window, glazed side door, television point, radiator.

Utility Room - Having ceramic tiled flooring, plumbing for washing machine, door to spacious understairs cupboard.



Shower Room - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising corner shower cubicle with electric shower over, pedestal hand wash basin, close coupled WC, ceramic tiled flooring, radiator.



Bedroom One - 11' x 7'9" (3.35m x 2.36m) UPVC window to rear aspect, telephone point, radiator, coving to ceiling.



Bedroom Two - 9'2" x 7'8" (2.8m x 2.34m) UPVC window to front aspect, double airing cupboard housing lagged hot water cylinder, fitted double wardrobe with over head storage, stripped wood flooring, radiator.



Family Bathroom - 11' x 7'4" (3.35m x 2.24m) Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising corner panelled bath with electric shower over, vanity WC, vanity unit housing hand wash basin, wall mounted electric heater.

Outside - The property boasts a generous southerly facing rear garden, this has a paved patio seating area abutting the property and extends into low maintenance tiered gravelled and paved gardens leading to a timber summerhouse, there garden is enclosed by fencing to all aspects with gated side access.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

