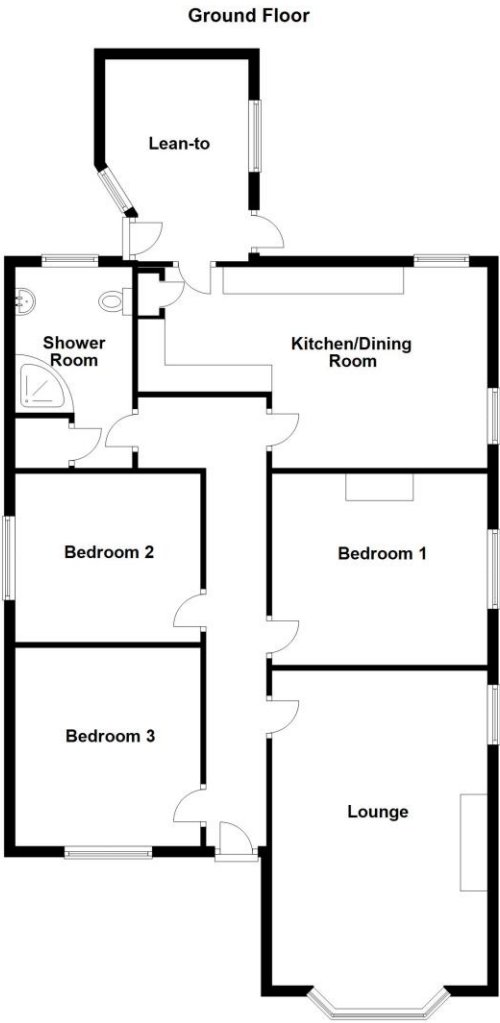


High Street, Billingham, Lincoln

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		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)		
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



72 High Street, Billingham, Lincoln, Lincolnshire, LN4 4ED

£270,000 Freehold

NO CHAIN Benefitting from no onward chain is this Three Bedroom Detached Bungalow situated in the heart of the well served village of Billingham.



See things differently.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any

NO CHAIN | AMPLE PARKING | NON OVERLOOKED REAR GARDEN | IMMACUATELY MAINTAINED GARDEN | WELL PRESENTED THROUGHOUT | LOUNGE WITH BAY FRONT WINDOW | THREE DOUBLE BEDROOMS | KITCHEN/DINER | CLOSE TO VILLAGE CENTRE | POPULAR LOCATION



See things differently.

DESCRIPTION

Externally there is a gravel & tarmac driveway offering ample off street. The rear garden is a credit to the current owners, being principally laid to lawn with a paved patio area, edged borders well stocked with established plants, trees and shrubs, fencing to all aspects and a side gate

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Lean-to Utility Area, Three Double Bedrooms & a modern fitted Shower Room.

Billinghay offers many amenities including a highly reputable doctors’ surgery, Co-Operative Supermarket, Pubs & many more.

ACCOMMODATION

Entrance Hall

Living Room - 21'2" x 13'2" (6.45m x 4.01m)

Kitchen/Dining Room - 19'10" x 11'6" (6.05m x 3.5m)

Bedroom One - 13'2" x 11'8" (4.01m x 3.56m)

Bedroom Two - 11'3" x 10'3" (3.43m x 3.12m)

Bedroom Three - 12'1" x 11'3" (3.68m x 3.43m)

Shower Room

Lean-to Conservatory - 12'5" x 9'2" (3.78m x 2.8m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

