



86 HIGH STREET, BILLINGHAY, LINCOLN, LN4 4ED
£129,995 FREEHOLD

Situated in the popular and well served village of Billingham this three bedroom detached house offers well-proportioned accommodation spread over two floors, including a spacious kitchen diner and whilst having UPVC double glazing offers the buyers the chance to refurbish throughout.

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ACCOMMODATION

Kitchen Dining Room - 20'9" x 15'9" max (6.32m x 4.8m max) a triple aspect room with uPVC windows to front, rear and side aspect, kitchen area being fitted with a wide range of units with bevel edged work top over, stainless steel sink, ceramic hob and electric oven, central island with solid wood worktop.

dining area with exposed brick fireplace housing real fire and tiled flooring.

Living Room - 11'2" x 11'1" (3.4m x 3.38m) uPVC window to front aspect, walk in uPVC box bay window to side elevation, tiled fireplace housing real fire, built in cupboard, wall mounted electric heater.

Inner hallway - having uPVC door to rear aspect, staircase rising to 1st floor and understairs store.

Rear Lobby - having uPVC door to side aspect, ceramic tiled floor.

Utility Room - 5'9" x 4'9" (1.75m x 1.45m) uPVC window to side aspect, bevel edged worktop, space and plumbing for washing machine and tumble dryer.

Landing - staircase rises from inner hallway to 1st floor landing having uPVC window to side aspect.

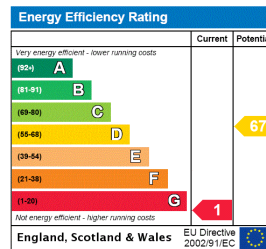
Bedroom 1 - 11'3" x 11'2" (3.43m x 3.4m) uPVC window to front aspect, built in double wardrobe, wall mounted electric heater.

Bedroom 2 - 11'2" x 11'2" (3.4m x 3.4m) uPVC window to front aspect, built in double wardrobe.

Bedroom 3 - 12'3" x 6'1" (3.73m x 1.85m) uPVC window to rear aspect, built in wardrobe, wall mounted electric heater.

Bathroom - opaque glazed uPVC window to rear aspect, built in airing cupboard housing hot water cylinder, fitted with a 3 piece suite comprising panelled bath with mixer shower over, mid flush WC, pedestal handwash basin.

Outside - the property has a concrete side access pathway, to the rear is a walled courtyard garden with concrete path and seating area and slate chipped ornamental bed and brick outhouse.



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.

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