



24 ST. MICHAELS CLOSE, LINCOLN, LINCOLNSHIRE, LN4 4EZ

£230,000 FREEHOLD

Located in the well served and popular village of Billinghay is this Two Bed Detached Bungalow positioned in a cul-de-sac just a short walk from the park and village centre. Externally there is a long block paved driveway offering ample parking which leads to the Single Detached Garage and the Rear Garden. The rear garden is principally laid to lawn with a paved patio area, fencing to all aspects and a side gate. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms & a Family Bathroom. Billinghay offers many amenities including a highly reputable doctors' surgery, Co-Operative Supermarket, Pubs & many more.

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ACCOMMODATION

Entrance Hall

Lounge - 16' x 11'1" (4.88m x 3.38m)

Kitchen - 13'10" x 9'9" (4.22m x 2.97m)

Dining Room - 12' x 11'5" (3.66m x 3.48m)

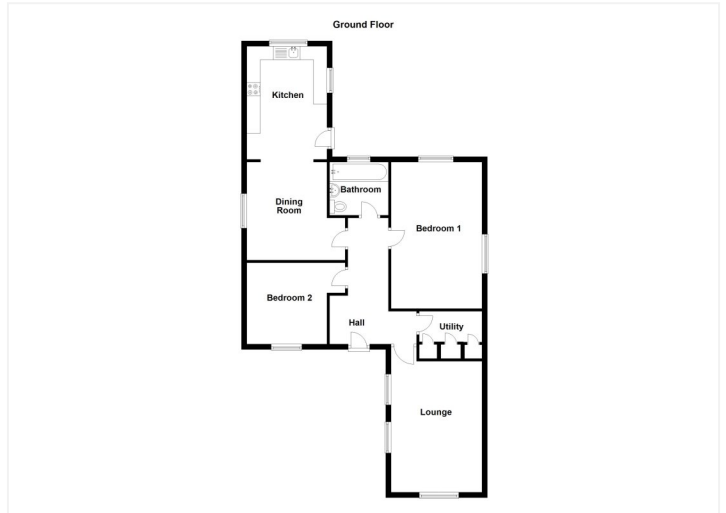
Bedroom One - 17'11" x 11'1" (5.46m x 3.38m)

Bedroom Two - 12' x 9' (3.66m x 2.74m)

Family Bathroom

- TWO DOUBLE BEDROOMS
- EXTREMELY SPACIOUS
- WELL PROPORTIONED ACCOMMODATION
- AMPLE PARKING
- DETACHED GARAGE
- FRONT & REAR GARDENS
- LARGE KITCHEN/DINING ROOM
- POPULAR VILLAGE LOCATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	76
England, Scotland & Wales		EU Directive 2002/91/EC	



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