



72 High Street
Billinghay

MOUNT & MINSTER

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Billingham

INTRODUCTION

A delightful detached three bedroom bungalow which is well positioned within the village of Billingham being offered with no onward chain. The property briefly comprises, entrance hall, Kitchen/Diner, Lounge, three bedrooms, modern shower room and conservatory. The property further benefits from ample off road parking and an enclosed rear garden which is primarily laid to lawn with planted beds.

LOCATION

The village of Billingham is with serviced with shopping and social facilities which are all within easy walking distance of the property, these include a Medical practice, CO-OP grocery store, tennis courts, outdoor swimming pool and several traditional public houses. The historic city of Lincoln and the popular village of Woodhall Spa is also only a short drive away.

OUTSIDE

To the front there is a gravel & tarmac driveway offering ample off street. The rear enclosed garden is principally laid to lawn with a paved patio area, edged borders well stocked with established plants, trees and shrubs, with fencing to all aspects and a side pedestrian access gate.

ACCOMMODATION

Entrance Hall

Kitchen/Dining room

Bedroom One

Bedroom two

Bedroom three

Shower room

Utility/Conservatory

METHOD OF SALE

Freehold with vacant possession on completion.





COUNCIL TAX BAND

Band: C
North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SERVICES

Mains water, and electricity, and wood burning stove.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of October 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

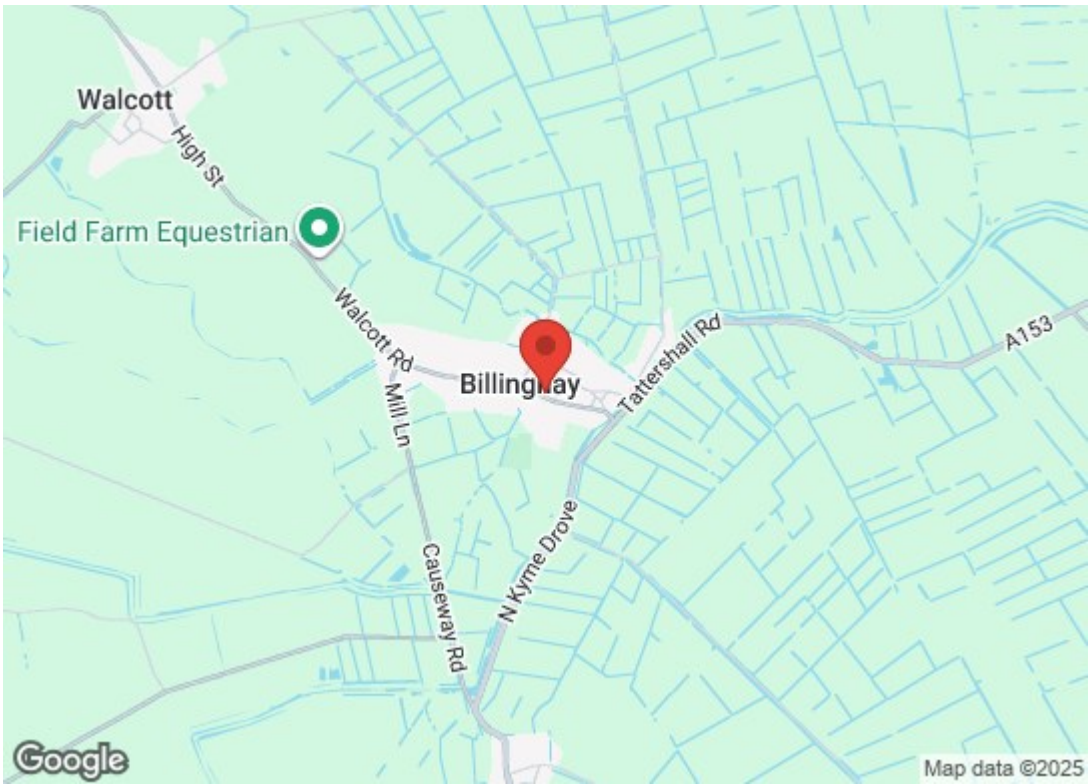
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ADDITIONAL INFORMATION

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	79
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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