

***HIGH STREET,
BILLINGHAY, LN4 4ED***



£200,000

Tucked away down a private drive shared with only two other properties and offered to the market with No Forward Chain, a well presented Three Bedroom Semi Detached Bungalow offering a Fully Enclosed Rear Garden, Off Road Parking and a Single Garage. The property benefits from Oil Central Heating and Double Glazing and has accommodation comprising Entrance Hall, 19'5 Lounge, Kitchen Diner, Two Double Bedrooms with En-Suite to the master bedroom, Further Single Bedroom and Family Bathroom. Outside a gravelled drive provides Parking for approximately two vehicles with a separate Semi-Detached Garage, and the Rear Garden is fully enclosed and is particularly private as is not overlooked. To fully appreciate the spacious accommodation available and its secluded and peaceful setting, viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153 towards Ruskington, at the Speedway Corner roundabout take the second exit signed Skegness and proceed through the villages of Anwick and North Kyme. Upon reaching Billingham take the first turning on the left into High Street where the property is located on the right hand side down a shared access road.

A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, loft access, smoke alarm, coved ceiling and radiator.

Kitchen Diner: 4.34m (14'3") x 2.95m (9'8")

Having a range of matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, integrated electric double oven, inset four ring electric hob with stainless steel cooker hood over, space and plumbing for washing machine, integrated fridge freezer, store cupboard, tiled splashbacks, tiled floor, coved ceiling, smoke alarm and radiator.

Lounge: 5.92m (19'5") x 3.81m (12'6") max

Having electric fire with surround, coved ceiling, patio doors to rear garden and radiator.

Bedroom 1: 3.86m (12'8") x 3.84m (12'7")

Having coved ceiling and radiator.

En-Suite:

Having close coupled wc, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, coved ceiling, extractor fan and radiator.

Bedroom 2: 4.57m (15'0") x 3.15m (10'4")

Having coved ceiling and radiator.

Bedroom 3: 2.64m (8'8") x 2.62m (8'7") max

Having coved ceiling and radiator.

Bathroom: 2.84m (9'4") x 2.24m (7'4")

Having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap, separate shower cubicle with mains fed shower, tiled splashbacks, coved ceiling, extractor fan and radiator.

Outside:

The property is accessed via a shared drive laid to concrete which is shared with two other properties with a gravelled drive providing **Off Road Parking** for approximately two vehicles, and a paved path leads to the side entrance door. There is a **Semi-Detached Garage to the right, 5.05m (16'7") x 2.87m (9'5")** having an electric roller door, power points, lighting and loft storage. The **Rear Garden** is predominantly laid to lawn with well stocked borders and a good sized patio, gravelled area housing the oil tank and timber shed, all enclosed by timber fencing, and a cold water tap and external light are fitted.

Council Tax Band C.



Kitchen Diner



Further Aspect



Lounge

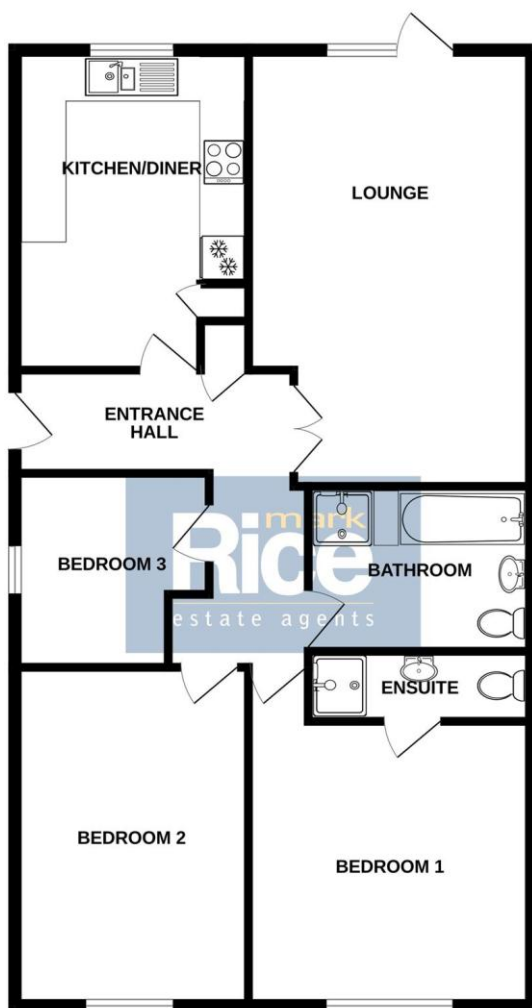


Further Aspect



Bedroom 1

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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En-Suite



Bedroom 2



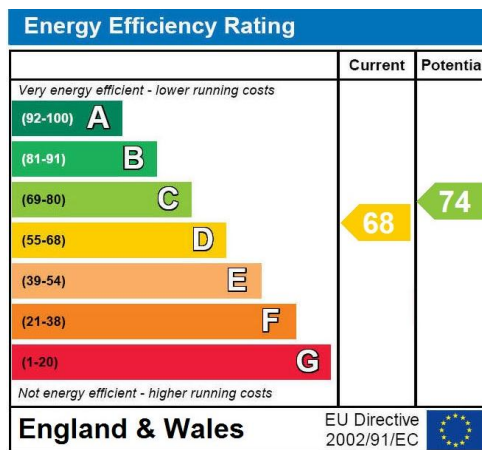
Bedroom 3



Bathroom



Rear Garden



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 13/08/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488