



Four Winds
Billinghay, Lincoln

BROWN & CO JH Walter



Four Winds, Parsons Drove, Billingham, Lincoln, LN4 4BB

Four Winds is a detached house set in approximately 1.3 acres and located in a very rural location surrounded by far reaching countryside views to all aspects and is sold with no onward chain.

It benefits from spacious and well maintained accommodation comprising of an entrance hall, large L-shaped lounge diner, kitchen, utility, WC, shower room and bedroom / study to the ground floor, along with three further bedrooms and bathroom to the first floor.

Outside to the front is a 'in and out' driveway providing parking for several vehicles and leads to a double garage. Well maintained lawned gardens run to the front, side and rear of the property, and there is further land which wraps around the hedged boundary.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Shower Room

Double glazed window to front, WC, wash basin, shower cubicle, radiator.

Living / Dining Room

Double glazed windows to front and rear, double glazed French doors opening to the side of the property, fireplace, two radiators.

Bedroom Four / Study

Double glazed window to front, radiator.

Kitchen

Double glazed window to rear, one and a half stainless steel drainer sink, worktops, base and eye level storage units, space for cooker, integrated dishwasher.

Rear Hall

Entrance door to rear of property.

WC

Double glazed window to rear, WC.

Utility

Double glazed window to side, Belfast sink, door leading to garage.

First Floor

Landing

Airing cupboard and doors serving remaining rooms.

Bedroom One

Double glazed window to side, built in wardrobes, loft access, radiator.

Bedroom Two

Double glazed window to side, built in wardrobe, radiator.

Bedroom Three

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window to rear, bath, WC, wash basin, radiator.

Outside

To the front is a lawned garden with large gravelled in and out driveway which leads to a double garage with two up and over doors. Further lawned gardens run to the side and rear of the property, whilst to the other side is a covered gravelled area. The property benefits from further land which wraps around the current hedged boundary comes to approximately 1.3 acres.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 25 Mbps and an upload speed of 1 Mbps



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Four Winds Parsons Drive Billinghay LINCOLN LN4 4BB	Energy rating	Valid until: 18 May 2035
	F	Certificate number: 5335-2325-9500-0925-0296

Property type	Detached house
Total floor area	167 square metres

Rules on letting this property

! You may not be able to let this property

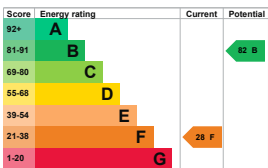
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



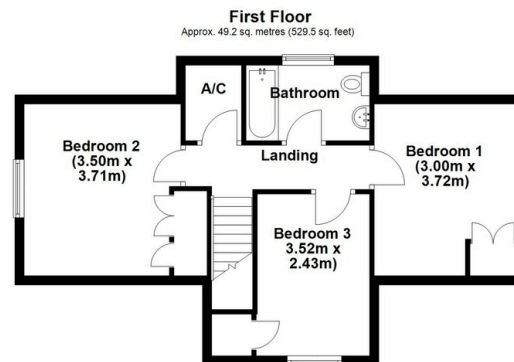
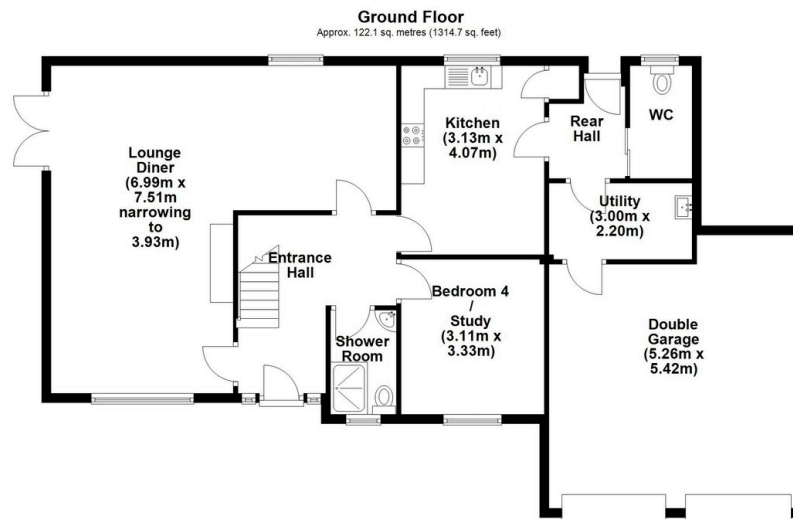
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Total area: approx. 171.3 sq. metres (1844.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

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