



**Bridge Street, Billingham Lincoln LN4 4HW**



**welcome to**

**Bridge Street, Billingham Lincoln**

Originally built in the 1800's, this detached property in a popular village location offers spacious accommodation throughout with a fully enclosed garden and off street parking to the rear. The property is full of character and has many charming original features.



### **Entrance Hall**

Being approached via a wooden partly glazed door from the front, opening to the:

### **Lounge Diner**

26' x 15' ( 7.92m x 4.57m )

Featuring a brick fireplace with inset log burner, two radiators, wooden ceiling beams, wall lights, wooden flooring, double glazed bay window to the front, spot lights to the dining area and stairs rising to the first floor.

### **Sitting Room**

10' 1" x 13' 1" ( 3.07m x 3.99m )

Having a fireplace with open fire and surround, built in cupboard, fitted shelving to alcove, wooden flooring, beam to the ceiling and double glazed window to the front.

### **Dining Room**

10' 1" x 10' 10" ( 3.07m x 3.30m )

There is a radiator, tiled flooring and double glazed window to the rear.

### **Utility / Cloakroom**

7' 11" x 6' 1" ( 2.41m x 1.85m )

There is a cupboard with plumbing for washing machine, further storage cupboard, door to the cloakroom with wash hand basin, WC, heated towel rail, fully tiled walls and double glazed window to the side.

### **Kitchen Breakfast Dining Room**

18' x 13' 1" ( 5.49m x 3.99m )

Fitted with a range of wall and base units with work surfacing, tiled splashbacks, Butler style sink with mixer tap and Rangemaster oven. There is plumbing for dishwasher, tiled flooring, radiator, uPVC double glazed barn door to the side and double glazed window to the side. There is a step rising to the dining area where there is tiled flooring, radiator, double glazed window to the side and uPVC double glazed patio doors to the rear.

### **First Floor Landing**

There is a large storage cupboard with shelves, radiator and two double glazed windows to the side.

### **Bedroom One**

14' 11" x 12' ( 4.55m x 3.66m )

Having a fitted wardrobe, radiator, access to loft and double glazed window to the front.

### **Bedroom Two**

12' x 11' 1" ( 3.66m x 3.38m )

There is a fitted wardrobe, radiator and double glazed window to the front.

### **Bedroom Four**

10' 1" x 9' 1" ( 3.07m x 2.77m )

Having a wooden flooring, radiator and double glazed window to the side.

### **Family Bathroom**

12' 1" x 10' 1" ( 3.68m x 3.07m )

Fitted with a suite comprising of a double corner shower cubicle, freestanding bath with shower attachment, wash hand basin, WC, tiled flooring, radiator, spot lights, extractor fan and double glazed window to the rear.

### **Bedroom Three**

9' x 9' ( 2.74m x 2.74m )

There is a radiator and two skylight windows to the side.

### **Ensuite**

9' x 6' ( 2.74m x 1.83m )

Fitted with a corner shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap & tiled splashback, WC, tiled flooring, extractor fan, radiator and skylight window to the side.

### **Bedroom Five**

13' 1" x 10' 1" ( 3.99m x 3.07m )

There is radiator, double glazed window to the rear and further double glazed window to the side.

### **Outside Front**

To the front of the property there slate area, two pillars with covered canopy and gated side access to the rear.

### **Rear Garden**

The fully enclosed low maintenance rear garden has an astro turf lawn, gravelled borders, brick built shed and further brick built shed/outhouse. There are double gates to the rear providing parking on a gravelled area.



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## **Bridge Street, Billinghay Lincoln**

- Popular village location
- Character property with original features
- Off street parking to rear
- Spacious accommodation
- Set upon large plot

Tenure: Freehold EPC Rating: E

# £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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