



**Victoria Street, Billingham Lincoln LN4 4HQ**



**welcome to**

**Victoria Street, Billinghay Lincoln**

Professionally extended & renovated by the current owner, detached bungalow in popular village location. Beautiful dining kitchen, open plan lounge diner & study. Family bathroom & additional shower room. Ample parking & attached oversized garage. Side garden & low maintenance landscaped rear.



### **Lounge Diner**

18' 10" x 20' 6" ( 5.74m x 6.25m )

There is a wall mounted living flame feature fire, energy efficient electric radiator, multiple sockets, wood effect laminate flooring, two large windows and double doors to the:

### **Kitchen**

18' 9" x 9' 11" ( 5.71m x 3.02m )

Fitted with a range of wall and base units with work surfacing, one and a half bowl sink, integrated electric double oven, grill, five ring induction hob, extractor, integrated slimline dishwasher, integrated washing machine and space for a large fridge freezer. There is underfloor heating, Italian ceramic tiled flooring, four seater breakfast bar and French doors leading onto the decked area, which is ideal for alfresco dining.

### **Inner Hall**

Having wood effect laminate flooring, radiator and built in airing cupboard incorporating mega flow hot water tank and hidden shelving for shoe/boot storage.

### **Bedroom One**

13' 2" x 12' 4" ( 4.01m x 3.76m )

There are built in wardrobes, radiator, multiple sockets, TV point, wood effect laminate flooring, double glazed windows and double glazed French doors to the undercover alfresco dining area of the garden.

### **Bedroom Two**

8' 10" x 10' 10" ( 2.69m x 3.30m )

Having wood effect laminate flooring, TV point and radiator.

### **Bedroom Three**

8' 9" x 10' ( 2.67m x 3.05m )

There is wood effect laminate flooring, radiator and large window.

### **Shower Room**

5' 10" x 7' 7" ( 1.78m x 2.31m )

Fitted with a walk in shower cubicle with dual head thermostatic shower, inset wash hand basin, WC, heated towel rail, fully tiled walls and flooring and extractor.

### **Study**

5' 2" x 11' 4" ( 1.57m x 3.45m )

There is wood effect laminate flooring. This room could potentially be a fourth bedroom.

### **Bathroom**

6' 9" x 10' ( 2.06m x 3.05m )

This luxurious bathroom is fitted with a freestanding bath with floor mounted tap and shower head, wash hand basin set in a designer vanity unit, WC, designer wall tiles, wall mounted electric heater, heated towel rail, illuminated mirror, colour changing lights, Italian porcelain tiled flooring and has a large feature arched double glazed window.

### **Outside Front**

To the front of the property there is a large gravelled driveway providing parking for multiple vehicles or large motorhome. Directly in front of the property there is a gravel and stone pathway with mature hedging and various shrubs, which leads to the front storm porch or side garden.

### **Garage**

23' 4" x 14' 6" ( 7.11m x 4.42m )

This ample sized garage has an up and over door, ample sockets and lighting, double glazed window and double glazed door to the rear garden.

### **Rear Garden**

The private fully enclosed low maintenance fenced & walled garden, is mainly laid to Indian sandstone, largely covered for alfresco dining, raised feature pond & flower beds with various trees and shrubs. There is also a slated outside seating area and is not overlooked. The garden is illuminated with coloured led lights.

### **Side Garden**

The side garden is private and fully enclosed with part fencing, laurel hedging & brick boundary. There are mature trees and shrubs, lawned area, timber raised decking with summerhouse, which has double glazed windows and electrics.

### **Agents Note**

The current owners have advised that they have recently had fitted ultra-fast full fibre broadband, which is also known as fibre to the cabinet.



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## **Victoria Street, Billinghay Lincoln**

- Extended & renovated three double bedroom detached bungalow
- Open plan lounge diner
- Bathroom & shower room
- Off road parking & oversized garage
- Side garden & low maintenance landscaped rear garden

Tenure: Freehold EPC Rating: E

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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