



Shire Close, Billingham Lincoln LN4 4GR

welcome to

Shire Close, Billingham Lincoln

Well-presented spacious detached property situated in the popular village of Billingham close to a wide range of amenities and great transport links. The property is perfect for a family and must be viewed to appreciate the property in full.



Entrance Hall

Being approached via a door from the side and has the stairs rising to the first floor.

Lounge

12' 8" x 18' 6" (3.86m x 5.64m)

Featuring a fireplace with log burner, radiator, TV point, double glazed window to the side and double glazed bay window to the front.

Dining Room

8' 8" x 12' 5" (2.64m x 3.78m)

There is a radiator, archway to the kitchen and doors leading to the:

Conservatory

12' 7" x 9' 9" (3.84m x 2.97m)

Having laminate flooring, electric storage heater, double glazed windows and doors to the garden.

Kitchen

9' 7" x 12' 3" (2.92m x 3.73m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, integrated electric oven, induction hob, extractor, integrated fridge freezer, integrated dishwasher, radiator and double glazed window to the rear.

Utility Room

5' 3" x 6' (1.60m x 1.83m)

Having wall and base units with work surfacing, tiled splashbacks, single drainer stainless steel sink, plumbing for washing machine and door to the side.

Cloakroom

Fitted with a wash hand basin, WC, radiator and double glazed window to the side.

First Floor Landing

Having an airing cupboard and double glazed window to the side.

Bedroom One

11' 2" x 15' 2" (3.40m x 4.62m)

There is a radiator, TV point and double glazed window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, shaver point, radiator and spot lights.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Having a radiator, TV point and double glazed window to the rear.

Bedroom Three

12' 1" x 8' 7" (3.68m x 2.62m)

There is a TV point, radiator and double glazed window to the rear.

Bathroom

5' 11" x 7' 2" (1.80m x 2.18m)

Fitted with a bath, wash hand basin with mixer tap & vanity unit below, WC, radiator and double glazed window to the side.

Outside Front

To the front of the property there is a gravelled driveway providing parking for several vehicles.

Converted Garage

8' 9" x 17' 7" (2.67m x 5.36m)

Having an electric radiator and can potentially be used as an office.

WC

Having plumbing for a WC and wash hand basin.

Rear Garden

The fully enclosed fenced rear garden has astro turf and patio area.



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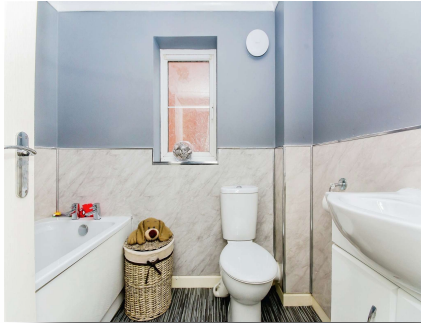
welcome to

Shire Close, Billingham Lincoln

- Well-presented detached property
- Popular village location
- Three double bedrooms
- Ample parking
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111725 - 0005

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