

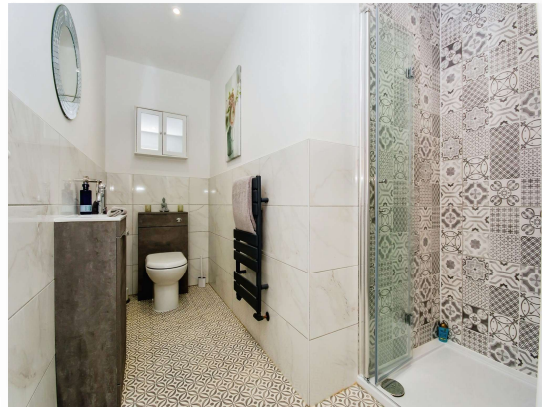
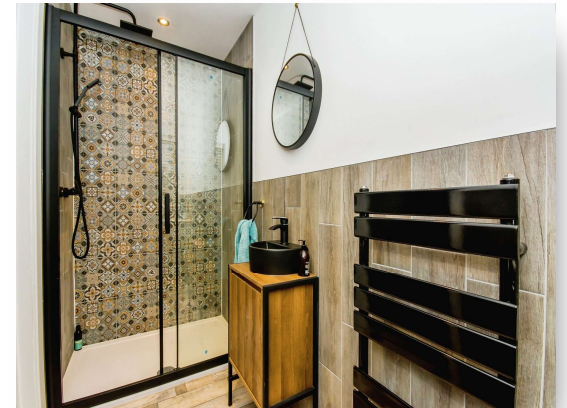


Fen Road, Billingham Lincoln LN4 4HU

welcome to

Fen Road, Billingham Lincoln

Beautifully presented detached house with plenty of parking to the front, enclosed garden to the rear and integral garage, This property was completed in Spring 2023 and offers approximately 1800 sq ft of accommodation. This is being sold with NO ONWARD CHAIN and viewing is highly advised.



Entrance Hall

Having a radiator, storage cupboard and stairs rising to the first floor.

Lounge

16' 5" x 11' 7" (5.00m x 3.53m)

There is a radiator, two TV points and bay window.

Kitchen Diner

29' 11" x 11' 7" (9.12m x 3.53m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink with boiling hot water tap, built-in double oven, electric hob, extractor, integrated fridge freezer, integrated dishwasher, wine fridge, central island with breakfast bar, TV point, radiator, window, door to the side and bi-fold doors.

Utility Room

8' 8" x 5' 7" (2.64m x 1.70m)

Fitted with base units with work surfacing over, floor to ceiling cupboards, stainless steel sink with mixer tap, integrated washing machine, radiator and window.

Cloakroom

Fitted with a wash hand basin, WC, radiator and window.

First Floor Landing

There is a radiator, storage cupboard, study area and window.

Bedroom One

18' 7" x 11' 8" (5.66m x 3.56m)

There is a radiator, TV point and window.

Ensuite

9' 11" x 7' 7" (3.02m x 2.31m)

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window.

Bedroom Two

14' 11" x 10' 11" (4.55m x 3.33m)

Having a radiator, TV point and two windows.

Ensuite

10' 11" x 3' 11" (3.33m x 1.19m)

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window.

Bedroom Three

14' 10" x 10' 2" (4.52m x 3.10m)

There is a TV point, radiator and window.

Bedroom Four

11' x 9' 2" (3.35m x 2.79m)

Having a radiator, TV point and window.

Bathroom

10' 11" x 8' 3" (3.33m x 2.51m)

Fitted with a suite comprising of a freestanding bath, shower cubicle, wash hand basin, WC, heated towel rail and window.

Outside Front

To the front of the property there is a gravelled driveway, lawn and side access.

Garage

Having an electric roller shutter door, water softener and controls for solar panels.

Rear Garden

The enclosed rear garden has a lawn, patio area, two outside taps and two double sockets.



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welcome to

Fen Road, Billinghay Lincoln

- Completed Spring 2023
- Four double bedrooms & two ensembles
- Open plan kitchen living dining area
- Larger than average integral garage and ample off road parking
- Solar Panels (owned)

Tenure: Freehold EPC Rating: B

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112370 - 0003

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