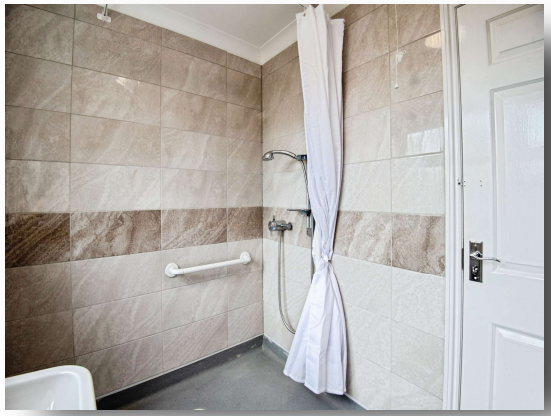
West Street, Billinghay Lincoln LN4 4HT

william
h brown

welcome to

West Street, Billinghay Lincoln

Spacious detached dormer bungalow in a quiet village setting within walking distance to local amenities, offering a recently fitted kitchen, good outside space and driveway for multiple vehicles. This property would be ideal for multi-generational living. NO ONWARD CHAIN.



Entrance Porch
Having cupboards.

Hall
There are two understairs cupboards and radiator.

Lounge
15' 9" max x 12' 3" (4.80m max x 3.73m)
Featuring an open fireplace, radiator, window to the side and door to the:

Conservatory
6' 10" x 5' 7" (2.08m x 1.70m)
Having windows and door to the garden.

Kitchen
15' 9" x 8' 11" (4.80m x 2.72m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, hob, radiator and window to the rear.

Utility
7' 10" x 9' 3" (2.39m x 2.82m)
Having a single drainer sink, plumbing for washing machine, radiator, window to the rear and access to the garage.

First Floor Landing

Bedroom One
23' 11" max x 12' max (7.29m max x 3.66m max)
There is storage in the eaves, radiator and two velux style windows.

Ensuite
Fitted with a bath, wash hand basin, WC and extractor.

Bedroom Two
8' 11" x 11' 2" (2.72m x 3.40m)
Having a radiator and windows to the side and rear.

Bedroom Three
7' 8" x 9' 10" (2.34m x 3.00m)
There is a radiator and window to the front.

Wet Room
7' 8" x 5' 7" (2.34m x 1.70m)
Recently renovated with a shower, wash hand basin, WC, radiator and window.

Outside Front
To the front of the property there is a driveway.

Garage
Having up and over door, power and lighting.

Rear Garden
There is an enclosed rear garden.

Agents Note
We have been advised by the current owner, that the kitchen was fitted around February/March 2025.

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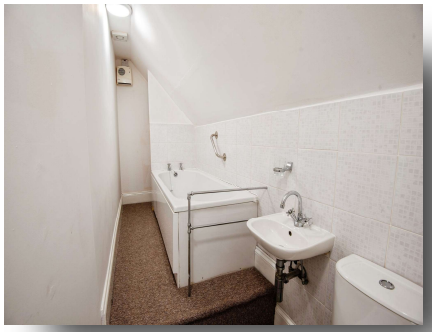
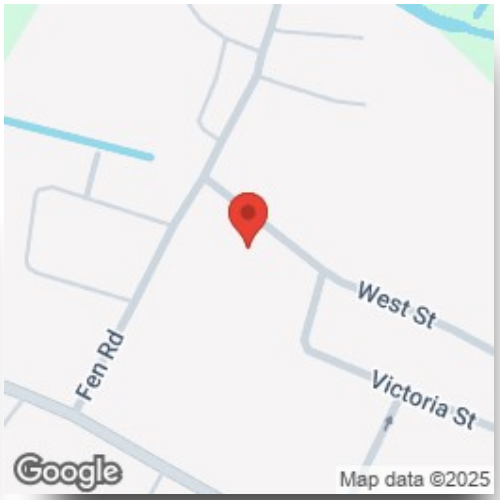
West Street, Billinghay Lincoln

- Quiet village location
- Ensuite to master
- Integral garage
- Spacious gardens and driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£260,000





Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SNH112487 - 0005

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