



**West Street, Billinghay Lincoln LN4 4HT**

**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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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## West Street, Billinghay Lincoln

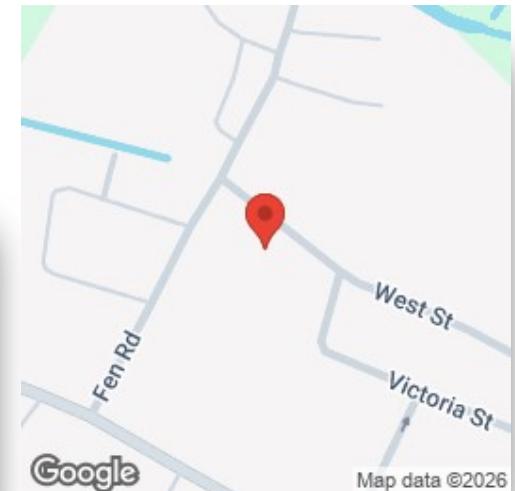
- Quiet village location
- Ensuite to master
- Integral garage
- Spacious gardens and driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£250,000**



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Property Ref:  
SNH112487 - 0007

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