



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



***welcome to***

**West Street, Billingham 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**

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## **West Street, Billingham 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112487 - 0007

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