



**Bridge Street, Billinghay Lincoln LN4 4HW**



**welcome to**

**Bridge Street, Billingham Lincoln**

Located in the heart of Billingham, this character cottage offers a lounge, dining room, kitchen, WC, two double bedrooms and a stylish family bathroom. Outside features include a private seating area, two outbuildings with potential, and off-road parking. Move-in ready with great village amenities.



**Dining Room**

14' 5" x 12' 5" ( 4.39m x 3.78m )

There is an electric heater, built-in cupboard, wooden staircase, window and door to the:

**WC**

Fitted with a wash hand basin, WC and window.

**Kitchen**

12' 7" max x 12' 2" max ( 3.84m max x 3.71m max )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, hob, plumbing for washing machine, space for fridge freezer, pantry cupboard and window.

**Lounge**

18' 2" max x 9' 10" ( 5.54m max x 3.00m )

Featuring a wood burner, electric heater, TV point and window.

**First Floor Landing**

Having an electric heater, cupboard and window.

**Bedroom One**

16' x 11' 7" ( 4.88m x 3.53m )

There are three built-in wardrobes, electric heater, TV point and window.

**Bedroom Two**

14' 7" x 12' 10" ( 4.45m x 3.91m )

Having a built-in cupboard, electric heater and window.

**Bathroom**

11' 11" max x 9' 3" ( 3.63m max x 2.82m )

Fitted with a walk-in shower, freestanding bath, wash hand basin, WC, heated towel rail and window.

**Outside**

Outside of the property there is a driveway providing parking for two vehicles, decked area, gravelled area and outbuilding with power and lighting.



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## **Bridge Street, Billinghay Lincoln**

- Semi-detached cottage with exposed beams
- Lounge with log burner and separate dining room
- Beautifully refurbished bathroom with walk-in shower
- Two double bedrooms
- Private seating area to front with outbuilding

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

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112626 - 0002

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