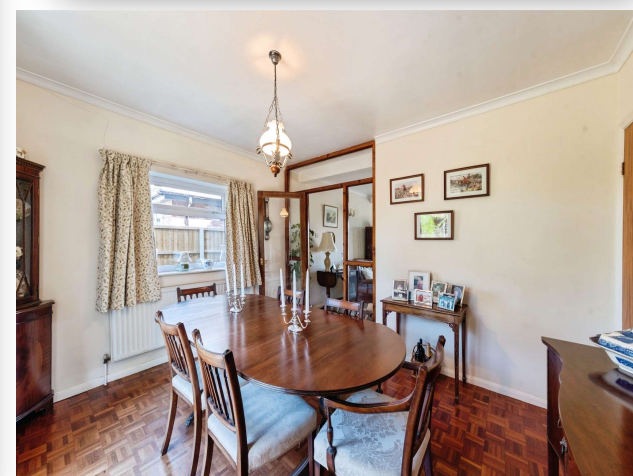




Skirth Road, Billingham Lincoln LN4 4AY

welcome to

Skirth Road, Billinghay Lincoln

A well-presented home in Billinghay with spacious accommodation throughout the inside, including a downstairs bedroom and bathroom. Externally the property offers a front lawn, large rear garden, garage, carport and driveway.



Entrance Hall

Having a TV point, cupboard, radiator and stairs.

Lounge

20' 9" x 17' 8" (6.32m x 5.38m)

Featuring a stone fireplace, two radiators and window.

Dining Room

12' 3" x 10' (3.73m x 3.05m)

There is a radiator, parquet flooring, window and door to the rear.

Kitchen

14' 4" x 11' 8" (4.37m x 3.56m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, electric oven, plumbing for washing machine, boiler, pantry, radiator and window.

First Floor Landing**Bedroom One**

20' 9" x 16' (6.32m x 4.88m)

There is a built-in double wardrobe, built-in cupboard, two radiators and window.

Ensuite

8' x 5' (2.44m x 1.52m)

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

Bedroom Two

12' 3" x 10' 3" (3.73m x 3.12m)

Having a double wardrobe, radiator and window.

Bedroom Three

10' 3" x 8' 1" (3.12m x 2.46m)

There is a double wardrobe, radiator and window.

Bedroom Four

15' x 9' 3" (4.57m x 2.82m)

Having a built-in double wardrobe, radiator and window.

Bathroom

10' x 8' (3.05m x 2.44m)

Fitted with a suite comprising of a bath, shower, wash hand basin, WC, radiator and window.

Outside Front

To the front of the property there is a concrete driveway, lawn, gate to the rear garden and two timber stables.

Detached Single Garage

Having up and over door, power and lighting.

Rear Garden

Rear gate leading to 1.22 acre paddock (sts).

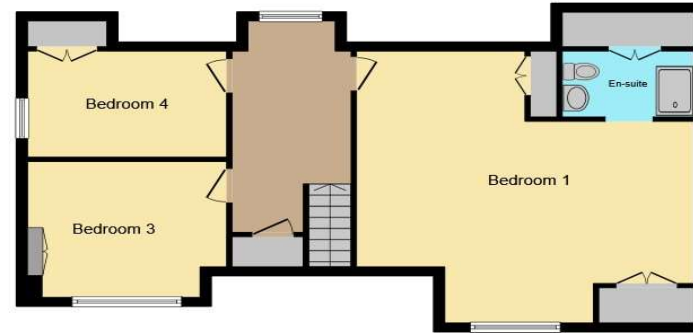


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Ground Floor



First Floor



Garage

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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

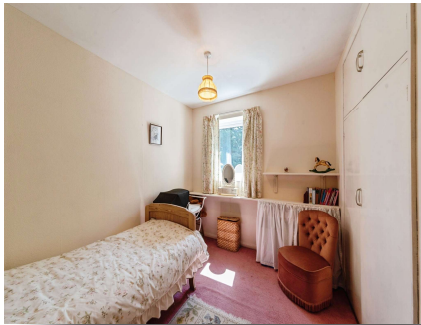
welcome to

Skirth Road, Billinghay Lincoln

- Large garden with gate leading to 1.22 acres (STS) to paddock
- Ample off road parking and garage
- Downstairs bedroom and bathroom
- Three double bedrooms upstairs
- Quiet village location with amenities

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

£380,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112665



Property Ref:
SNH112665 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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