



**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).

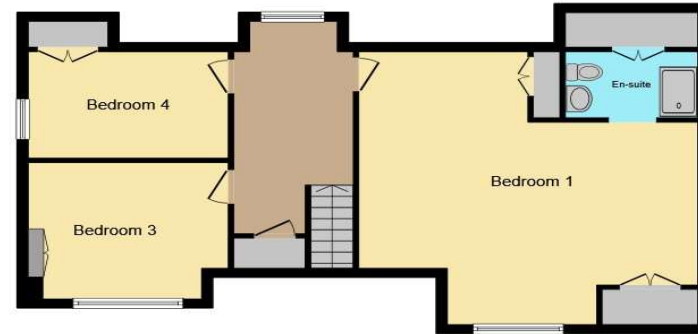


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**Ground Floor**



**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](http://www.focalagent.com)

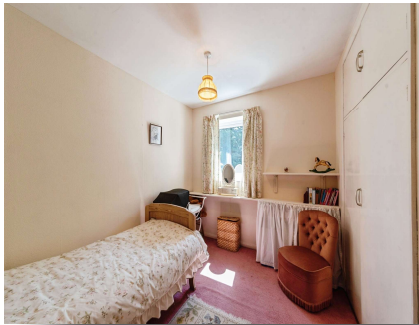
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## **Skirth Road, Billinghay Lincoln**

- 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

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