



Park Lane, Billingham Lincoln LN4 4EE

welcome to

Park Lane, Billingham Lincoln

A charming semi-detached in a sought-after location, boasting a spacious rear garden, contemporary kitchen with island and efficient new air source heating system. This property offers fantastic space throughout and has the benefit of ample off road parking to the front. NO ONWARD CHAIN.



Lounge

13' 8" max x 10' 11" (4.17m max x 3.33m)

Featuring a wood burner, radiator, cupboard and doors to the:

Conservatory

15' 1" x 9' 2" (4.60m x 2.79m)

Having windows, radiator, electric fire and door to the garden.

Kitchen

15' 5" x 10' 10" (4.70m x 3.30m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated double oven, hob, extractor, plumbing for dishwasher, space for fridge freezer, central island, radiator and two windows to the front.

Utility Room

9' 9" x 6' (2.97m x 1.83m)

There is a radiator and window to the side.

Cloakroom

Fitted with a wash hand basin, WC and window.

First Floor Landing

Having a radiator and window to the side.

Bedroom One

13' 7" max x 10' 11" (4.14m max x 3.33m)

There is a built-in cupboard, radiator and window to the rear.

Bedroom Two

10' 11" x 8' 1" max (3.33m x 2.46m max)

Having a radiator and window to the front.

Shower Room

8' 4" x 7' 7" (2.54m x 2.31m)

Fitted with a walk-in shower, wash hand basin, WC, radiator and window to the side.

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles and low maintenance garden.

Rear Garden

The enclosed rear garden has a lawn, patio and three outbuildings.

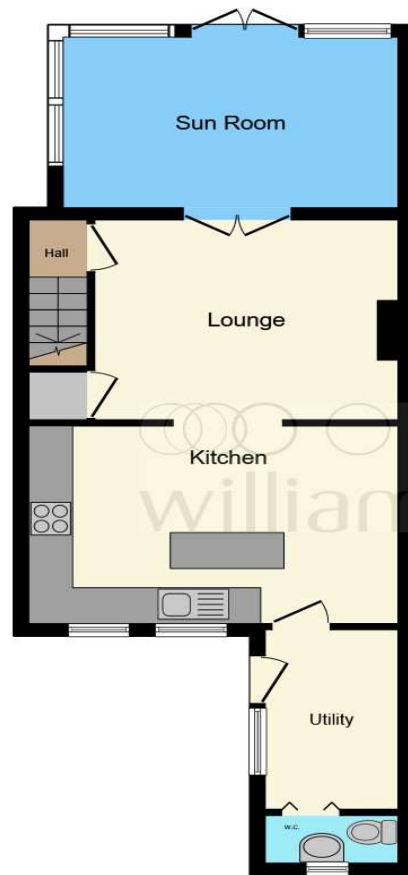
Agents Note

We are advised by the current owner that the bathroom suite has recently been fitted.



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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

welcome to

Park Lane, Billingham Lincoln

- Ample off road parking and large rear garden
- Popular village location within walking distance to amenities
- Spacious kitchen with island
- Over 1000 sq ft of accommodation
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112824 - 0005

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william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk