



**Park Lane, Billinghay Lincoln LN4 4EE**

**welcome to**

**Park Lane, Billinghay Lincoln**

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.

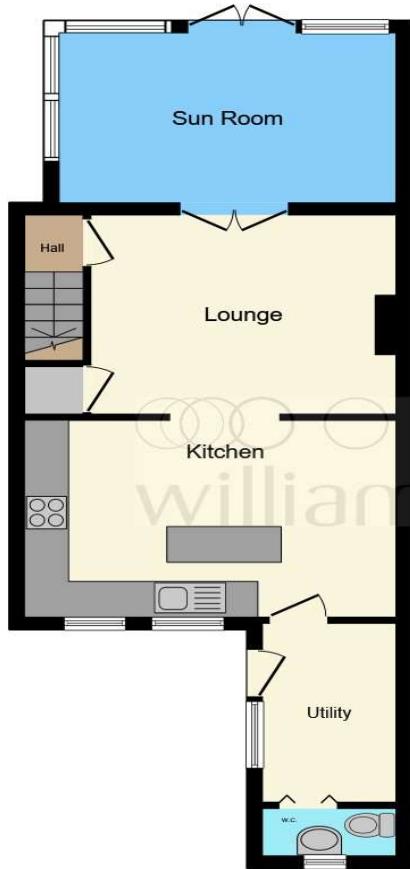
**Agents Note**

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



***view this property online*** [williamhbrown.co.uk/Property/SNH112824](http://williamhbrown.co.uk/Property/SNH112824)





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

welcome to

## Park Lane, Billinghay 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

**£190,000**



view this property online [williamhbrown.co.uk/Property/SNH112824](http://williamhbrown.co.uk/Property/SNH112824)

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.



Property Ref:  
SNH112824 - 0006

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.



Please note the marker reflects the postcode not the actual property



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](http://williamhbrown.co.uk)