



**High Street, Billingham, Lincoln**

**Asking Price £150,000**

  
**MARTIN & CO**

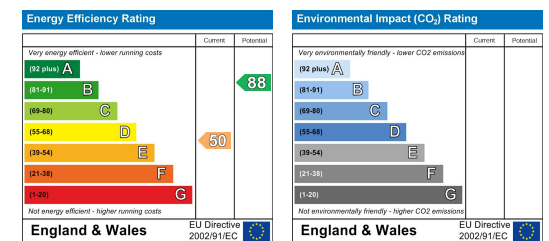


High Street, Billingham, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £150,000

- Popular Village Location
- Modern Fitted Kitchen
- Wood Burning Stove
- Spacious Rear Garden
- Garden Room
- No Onward Chain
- Tenure: Freehold
- Council Tax Band - A / EPC Rating - E



Two bedroom semi-detached property making for an ideal FTB or investment opportunity within the popular village of Billingham. Comprising internally of a living room, breakfast kitchen, two bedrooms and a family bathroom. Garden room ideal for an office or games room. Sold with no onward chain.

Billingham village has amenities to include a primary school, public house and Coop plus the neighbouring village of Woodhall Spa is well served.

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

**Living Room**  
13'1" x 12'6"  
PVC window and door to the front aspect, laminate flooring, wall lighting, radiator and a wood burning stove with hearth and wood mantle.

**Breakfast Kitchen**  
14'0" x 12'9"  
Base and eye level units with solid wood worktops, inserts stainless steel sink and drainer plus tiled splash backs. Fitted oven with electric hob and extractor over, space and plumbing for a washing machine. PVC door to the side with PVC windows to the side and rear, tiled flooring, spot lit ceiling and a radiator. HRM oil fired boiler housed with Drayton





controls plus the mains consumer unit is also housed.

#### Stairs / Landing

Carpet flooring, PVC window to the side aspect and a pendant fitting.

#### Bedroom

12'7" x 8'3" (max measurements).

PVC window to the front aspect, carpet flooring, pendant fitting, radiator and a built in wardrobe.

#### Bathroom

12'5" x 4'6" (max measurements).

Fully tiled room with a three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric power shower over. PVC window to the front, light and extractor, heated towel rail, loft hatch access and a shelved airing cupboard housing the hot water cylinder.

#### Bedroom

11'2" x 10'2"

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and a built in wardrobe. Fitted floating shelf with feature spot lighting.

#### Outside

To the front is a small walled concrete garden with side gated access leading to the rear.

The rear offers a good sized and fully enclosed garden, benefitting from an extended sandstone patio, laid lawn and gravelled borders. Two lockable brick sheds, one with a water supply and a small patio area in front for the oil tank. To the foot of the garden is a spacious garden room (4.624m x 2.815m) making for a perfect office or games room with PVC French entrance doors and PVC side window, separately fused for light and power. Within the garden room is a separate store room (4.691m x 1.369m) again with

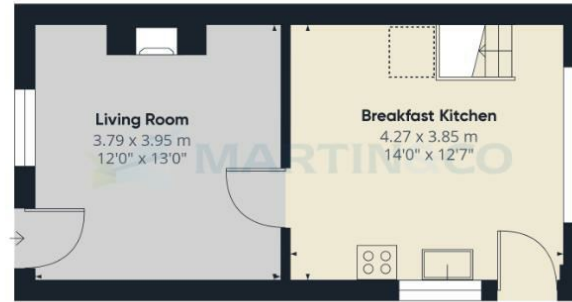
light and power. To the side of the outbuilding is a covered log store.

To note, the garden has a right of access easement to the adjoining property.

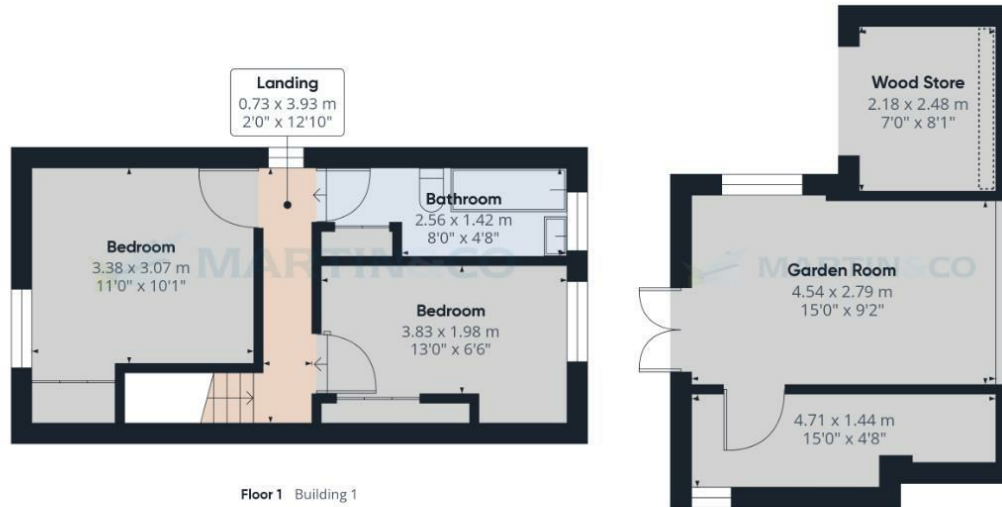
#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

85.92 m<sup>2</sup>  
924.84 ft<sup>2</sup>

**Reduced headroom**

1.15 m<sup>2</sup>  
12.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.