



Mill Cottage
10 Mill Lane, Billingham, Lincoln, Lincolnshire LN4 4ES

£195,000

BELL



Mill Cottage

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Lincoln – 16 miles

Grantham – 24 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

A two bedroom semi-detached cottage pleasantly situated, set well back from the passing road to a most appealing location. Internally the property has a charming cottage feel with kitchen diner and living room having cast iron stove and French doors to the garden. Outside the enclosed garden backs onto the remains of the old mill and engine room and with views of the landmark Billingham water tower close by providing an interesting historical setting. The shopping and social facilities are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the features this property provides.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall / Utility Room 13' 9" x 8' 5" (4.19m x 2.56m)

With fitted work surface to one side over base units, wall mounted cupboards above, wood effect flooring, uPVC door to the rear of the property and doorway to:

Kitchen 12' 3" x 10' 5" (3.73m x 3.17m)

Overlooking the garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space for dishwasher. There is a slot-in electric cooker, wall mounted cupboards above including filter hood over the cooker. There is wood effect flooring, radiator, power points and door to:





Living Room 14' 1" x 12' 6" (4.29m x 3.81m)

An appealing room with French doors to the enclosed rear garden and views of the old mill. There is a cast iron stove set to stone hearth and timber mantle, built-in under stairs cupboard, radiator, power points and door to:

Inner Lobby

With staircase to the first floor and radiator.

First Floor

Landing

With views from the rear and having power points and door to:

Bedroom 1 12' 10" x 11' 9" (3.91m x 3.58m)

Overlooking the garden and having built-in full height wardrobe, radiator and power points.

Bedroom 2 10' 0" x 9' 4" (3.05m x 2.84m)

Again, with views of the old mill and having radiator and power points.

Bathroom

Being fully wall tiled and having a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring and radiator.

Outside

The property has a parking space which is approached over the neighbouring driveway. There is a timber gate to the side which leads into the enclosed lawned garden. The garden is of particular interest as it has the remains of the Mill, it's former engine room and the landmark Billingham water tower within view.

North Kesteven District Council

Tax band: A EPC Rating: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

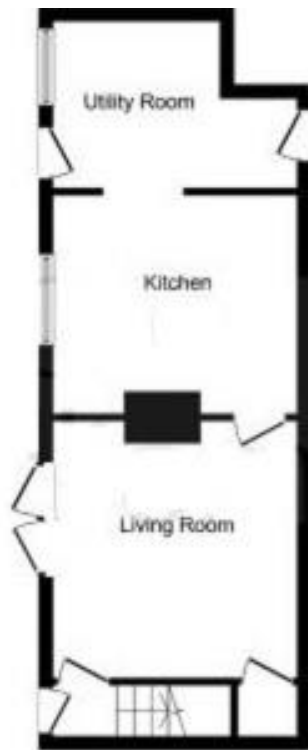
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

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Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

DISCLAIMER

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