



20 Barley Lane  
Billinghay, Lincoln, Lincolnshire LN4 4GW

£265,000

**BELL**



## 20 Barley Lane

Billingham, Lincolnshire LN4 4GW

Lincoln – 16 miles  
Grantham – 24 miles with East Coast rail link to London  
Boston – 16 miles

(Distances are approximate)

Situated in a cul-de-sac position, this well-presented Allison built, modern four bedroom detached family home boasts excellent family accommodation comprising kitchen/breakfast room, utility, downstairs cloakroom, lounge, separate dining room, driveway and garage. The property is further enhanced with the benefit of a stunning south facing rear garden. A viewing is strongly recommended.

### Accommodation

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

### Entrance Hall

Having wood effect flooring, under stairs storage cupboard, telephone point, radiator and coving to ceiling.

### Downstairs Cloakroom

Having two-piece suite comprising close coupled W/C, pedestal hand wash basin, radiator, extractor fan and coving to ceiling.

### Lounge 15' 3" x 10' 6" (4.64m x 3.20m)

Having uPVC window to rear elevation, patio doors to rear elevation, radiator, TV point and coving to ceiling.

### Kitchen/Breakfast Room 14' 7" x 8' 1" (4.44m x 2.46m)

With uPVC window to front aspect and benefitting from a modern range of base and eye level units with bevelled edge worktop over, ceramic sink, induction hob with extractor hood over, electric oven, tiled flooring, space for fridge freezer, breakfast bar and radiator.





**Utility Room 7' 2" x 5' 0" (2.18m x 1.52m)**

Having half glazed door to rear elevation, window to rear elevation, base and eye level units with bevelled edge worktop over, space and plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, tiled splashbacks, power points and extractor fan.

**Dining Room 10' 6" x 8' 4" (3.20m x 2.54m)**

Having uPVC bay window to front elevation, wood effect flooring, radiator and coving to ceiling.

**First Floor**

**Landing**

With built-in airing cupboard, radiator, power points and door to:

**Main Bedroom 12' 4" x 8' 6" (3.76m x 2.59m)**

Having uPVC window to front elevation, built in double wardrobe, radiator, power points, TV point and door to **En-Suite** having opaque glazed uPVC window to front elevation, being fitted with a three piece suite comprising shower cubicle with mains fed shower over, vanity unit housing hand wash basin, low-level WC, shaver point, radiator and extractor fan.

**Bedroom 2 12' 4" x 8' 7" (3.76m x 2.61m)**

Having uPVC window to front elevation, built in double wardrobe, power points and radiator.

**Bedroom 3 9' 2" x 7' 3" (2.79m x 2.21m)**

With uPVC window to rear elevation, radiator, power points, and coving to ceiling.

**Bedroom 4 8' 9" x 7' 2" (2.66m x 2.18m)**

With uPVC window to rear elevation and radiator.

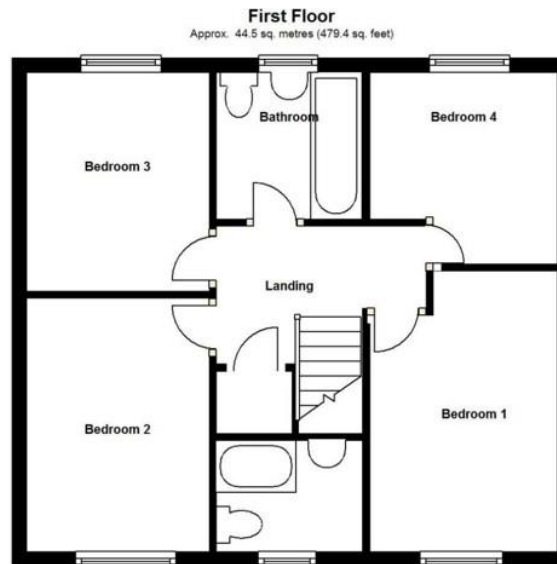
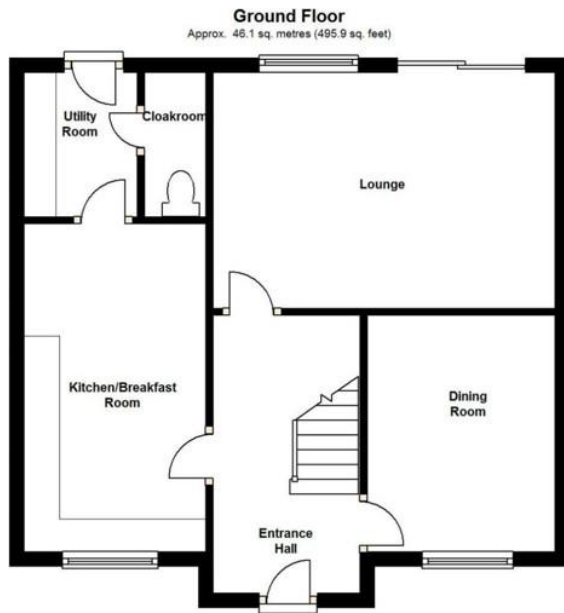
**Family Bathroom**

Having opaque glazed uPVC window to rear aspect, benefitting from a three piece suite comprising panel bath with mixer shower over, pedestal hand wash basin, close coupled WC, radiator, shaver point, extractor fan and coving to ceiling.

**Outside**

To the front of the property is a tarmac driveway leading to the **Attached Garage 16' 9" x 9' 6" (5.10m x 2.89m)** having up and over door to front aspect, light, power and loft storage, wall mounted oil-fired boiler supplying central heating. To the front and side of the property is paved pathway with the gardens being laid to low maintenance gravel with inset plants and shrubs. There is an outside tap. The south facing rear garden is predominantly laid to lawn with paved patio area and enclosed by fencing to all aspects. There is a large summer house/garden shed with light and power and an outside light.





**East Lindsey District Council**  
**Tax band: C**  
**EPC rating: D**

**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  
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