



**7 King Street**  
Billinghay, Lincoln, Lincolnshire LN4 4HJ

**£325,000**

**BELL**





## 7 King Street

Billingham, Lincolnshire LN4 4HJ

Lincoln – 17 miles

Grantham – 24 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

A distinctive property of some considerable appeal having been thoughtfully extended and upgraded to create a remarkable home. Internally the property is further enhanced by a wide range of versatile living accommodation including three bedrooms, dual aspect living room and striking living kitchen with oak bi-folding doors to the garden. There are many notable features to admire, stripped pine doors, exposed ceiling timbers, natural rustic Travertine stone floors and underfloor heating throughout the ground floor. The recently added kitchen compliments the home with an extensive range of integrated appliances to include fridge/freezer, dishwasher, wine chiller and coffee maker. Outside there is ample parking, garage workshop with enclosed rear garden and separate courtyard with access off the kitchen and living room. The shopping, social and educational facilities are all within easy walking distance. Points of interest: the property has Air Source Heating and Solar Panels have been approved and are due to be installed.



### Accommodation

Entrance into the property is gained through a solid timber stable door leading into:

### Reception Hall

With balustrade staircase to the first floor and having exposed ceiling and wall timbers, Travertine stone flooring, stripped pine door to living room and open doorway to home office/bedroom three.





### **Living Room 14' 3" x 11' 4" (4.34m x 3.45m)**

A dual aspect room including hardwood patio doors leading to the rear courtyard and having cast iron stove set to brick tiled hearth inset to substantial open brick chimney. There are exposed ceiling timbers, Travertine stone flooring, television point and power points.

### **Inner Hall**

With solid oak stable door to the side of the property and having deep built-in cloaks cupboard, exposed ceiling timbers, Travertine stone flooring an open-door way to:

### **Home Office/Bedroom 3 9' 8" x 9' 10" (2.94m x 2.99m)**

A multi-functional room with side aspect and having feature fireplace with timber surround and brick hearth, Travertine stone flooring, exposed ceiling timbers and power points.

### **Living Kitchen 15' 10" x 16' 2" (4.82m x 4.92m)**

A striking triple aspect room and being the hub of this superb home with five panel oak bi-fold doors to the rear garden. There is a wide range of stylish fitted units comprising 'Belfast' style sink inset to solid timber worksurface over base units and integral dishwasher, twin 'AEG' electric ovens, combination grill/microwave and integrated coffee machine, full height integral fridge, pull out larder cupboard and shelved cupboard to one side. There is a large quartz covered island unit with Faber induction hob, lighting above and downdraft extractor. The solid oak breakfast bar has base units on two sides including an integral wine chiller. There are ceiling spot lights, Travertine stone flooring, power points and solid oak glazed stable door to the side of the property.



### **Utility Room 5' 3" x 5' 0" (1.60m x 1.52m)**

With fitted units comprising 'Belfast' style sink inset to solid timber worksurface over base units, larder cupboard and wall mounted cupboards above. There are ceiling spot lights and power points.

### **Shower Room 8' 0" x 5' 4" (2.44m x 1.62m)**

Overlooking the rear courtyard and having a stylish suite comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is shaver point and extractor fan.





### Landing

Overlooking the courtyard garden and having exposed timbers, access to roof space, ornate radiator, power points and stripped pine doors to rooms including:

### Bedroom 1 15' 5" x 15' 0" (4.70m x 4.57m)

A dual aspect room with views over King Street and rear courtyard. There is a feature open brick chimney, window shutters, exposed timbers, wall mount lights either side of the bed, two ornate radiators and power points.

### Bedroom 2 11' 7" x 9' 0" (3.53m x 2.74m)

With side aspect and having two wall mounted reading lights, exposed timbers, ornate radiator and power points.

### Bathroom 11' 3" x 5' 0" (3.43m x 1.52m)

With a stylish white suite comprising double ended bath having antique style mixer taps and shower over, wash hand basin over vanity unit and a low-level WC. There are exposed timbers, wood effect flooring and decorative wall tiling.

### Outside

The property is approached through a timber five bar gate and over a graveled driveway providing ample parking for several vehicles and leads to **Garage Workshop** with timber double doors, power, lighting and service door to **Covered 'Breezeway'**, a covered area providing a most appealing all weather out room. The rear gardens have a paved patio area off the kitchen, paved area ideal for hot tub and a wide variety of decorative shrubs to borders and access to the kitchen garden providing several plots for vegetables, green house and garden store. Further outside space is a central courtyard laid to gravel with a variety of ornamental shrubs and herb garden. This sheltered area is accessed of either the kitchen or living room.

### Further Information

Mains electric, water and drainage. Air source central heating. Double glazing throughout.

**PLEASE NOTE:** There is a private right of way for 5 King Street.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = F









Ground Floor



Floor 1

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**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.

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