



42a Fen Road
Billinghay, Lincoln, Lincolnshire LN4 4HU

£450,000

BELL



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Lincoln – 17 miles
 Grantham – 24 miles with East Coast rail link to London
 Boston – 16 miles

(Distances are approximate)

A striking family home of some significant appeal pleasantly situated within this popular Lincolnshire village. Internally the property is enhanced by four double bedrooms, two with en-suite, and superb living kitchen with bi-folding doors opening to the rear garden. Outside there is ample parking for several vehicles, integral garage and enclosed rear gardens. The shopping, social and village primary school are all with easy walking distance and the larger villages of Metherringham, Woodhall Spa are a short drive away. A viewing of this most appealing home is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

Reception Hall

With multiple power points, radiators and wood effect flooring. There is a wooden door to under stairs storage space, wooden doors to garage and ground floor accommodation, including:

Lounge 14' 6" x 11' 8" (4.42m x 3.55m) into bay

With uPVC double glazed bay window to front, radiator, television point and multiple power points.

Cloakroom

With uPVC double glazed obscure window to side, spot lights to ceiling and having low-level WC set to tiled back; hand wash basin to square wood effect worktop above storage unit, radiator and wood effect flooring.





Living/Dining/Kitchen 30' 0" x 11' 8" (9.14m x 3.55m)

With double glazed bifold doors to rear, uPVC double glazed window to rear and obscure glazed patio door to side. There are spot lights to ceiling and lights over living space and kitchen island and 1 1/2 composite sink and drainer with instant hot water tap over, set to square edge worktop. There is an excellent range of storage units to base and wall levels plus island with breakfast bar, integrated fridge-freezer, wine cooler, dishwasher; Hotpoint oven and grill and induction hob beneath extractor canopy. There is a television point, multiple power points, column radiator, wood effect flooring and wooden door to:

Utility Room

With uPVC double glazed obscure window to side and spot lights to ceiling. There is a sink and drainer set to square edge worktop, storage units to base level and full height larder cupboard, integrated washing machine and under counter space and connections for tumble dryer. There is wood effect flooring, radiator and multiple power points.

First Floor

Gallery Landing

With uPVC double glazed window to front, radiator, multiple power points, wooden door to storage space and doors to bedrooms and family bathroom.

Bedroom 3 13' 9" x 10' 2" (4.19m x 3.10m)

With uPVC double glazed window to rear, radiator, multiple power points and television point.

Bedroom 2 15' 0" x 10' 9" (4.57m x 3.27m)

With uPVC double glazed window to rear and having radiator, multiple power points, television point and wooden door to **En Suite Shower Room 10' 7" x 3' 10" (3.22m x 1.17m)** with uPVC double glazed obscure window to rear and spot lights to ceiling. There is a low-level WC set to wood effect backing, with shelf above, semi-circular hand wash basin set to storage unit and sliding doors to walk in shower cubicle with monsoon and regular heads over and tiled back. There is a heated towel rail, wood effect panelling to half height to walls and wood effect flooring.





Family Bathroom 11' 0" x 8' 4" (3.35m x 2.54m)

With uPVC double glazed obscure window to side, spot lights to ceiling and having low-level WC set to tiled back with shelf over and alcove shelf, circular hand wash basin to wood effect counter top above storage unit and free-standing bath with column tap and shower attachment over. There is a walk-in shower cubicle with tiled surround, regular and monsoon heads over, heated towel rail and tile effect flooring.

Bedroom 4 11' 0" x 9' 2" (3.35m x 2.79m)

With uPVC double glazed window to front, radiator and multiple power points.

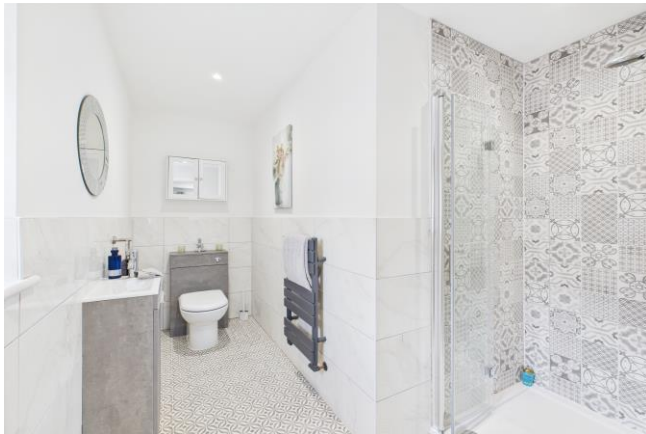
Main Bedroom 15' 2" x 11' 7" (4.62m x 3.53m) plus doorway

With uPVC double glazed window to front and having radiator, multiple power points and wooden door to **En Suite Shower Room 10' 2" x 7' 4" (3.10m x 2.23m) max** with uPVC double glazed obscure window to side and spot lights to ceiling. There is a low-level WC, hand wash basin atop storage unit, shower cubicle with electric shower over and tiled surround. There are tiles to half height to walls, tile effect flooring and heated towel rail.

Outside

The property is approached to the front over a wide gravelled driveway providing ample parking and turnaround space for multiple vehicles and leading to the **Garage 20' 3" x 10' 5" (6.17m x 3.17m)** with electric roller shutter door, light to ceiling and multiple power points. Housing water softener, floor standing oil-fired Worcester boiler and Growatt inverter for solar panels. The front garden is laid to lawn and continued by mixed timber fencing to the sides.

The rear garden, a child and pet friendly, secure space with wood fencing; is predominantly laid to lawn with an attractive paved patio leading off the rear; the garden is set with gravelled borders.





GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 sq.m.) approx.

We do every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Further Information

Mains electric, water and drainage. Oil fired central heating. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155.
DISTRICT COUNCIL TAX BAND = E
EPC RATING = B

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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Brochure prepared 27.05.2025

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