

property details **approval form**

5 Carres Square, Billingham, Lincoln, Lincolnshire, England, LN4 4EL

Date: 02 September 2026

Property Ref and Version: SNH113018 - 0002



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

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>> **price**

£299,950

Tenure: Freehold

>> **key features**

- > Beautifully presented detached bungalow
- > Detached garage and driveway for multiple vehicles
- > Recently decorated throughout
- > Popular village location
- > Ten Solar Panels with battery storage
- > EPC Rating: B

>> **short description**

Spacious detached bungalow in the popular village of Billingham, boasting a modern kitchen, generous lounge with multi-fuel burner, recently fitted bathroom and ten solar panels. Outside offers a detached garage, gravel driveway and private enclosed garden with summer house and log store.

>> **long description**

Situated within the popular village of Billingham, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation throughout, together with a detached garage, graveled driveway and a beautifully enclosed rear garden.

The property is approached via a graveled driveway to the side, providing access to the detached garage and offering convenient off-road parking.

Internally, a spacious entrance hall provides a welcoming introduction to the home and gives access to the principal accommodation. The modern fitted kitchen is well equipped with a range of contemporary units and provides an attractive and practical space for everyday living.

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The generous lounge is a particularly inviting room, featuring a multi-fuel burner as a central focal point, creating a warm and cosy atmosphere. The bungalow further benefits from three well-proportioned double bedrooms, with the third bedroom currently being utilised as a study, demonstrating the flexibility the accommodation has to offer. Completing the internal accommodation is a recently fitted shower room, finished to a modern standard.

To the rear of the property is a truly impressive large conservatory, providing an excellent additional living and entertaining space and enjoying views across the rear garden. Doors lead out to the mature enclosed rear garden, offering a private and enjoyable outdoor space. The garden also benefits from a log store and summer house.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

The property boasts a welcoming and spacious entrance hall with laminate flooring throughout and two radiators and further entrances to:

Lounge

A beautifully presented lounge with windows to the front and both side elevations, two radiators. TV point, multi-fuel burner and laminated flooring throughout.

Kitchen

With a modern fitted with a range of high close wall and base units with integrated NEFF double oven and induction hob, along with a window to the front elevation and vertical radiator. There is space for a washing machine and dishwasher and a built in sink.

Conservatory

This is an extremely bright and practical space with laminate flooring throughout and patio doors leading out to the enclosed rear garden.

Bedroom 1

Stylishly decorated double bedroom with carpeted flooring, radiator and window to the side elevation.

Bedroom 2

Another beautifully presented double bedroom with laminate flooring, window to side elevation and radiator, with the added benefit of built in storage housing the boiler.

Bedroom 3 / Dining Room

This room is currently being used as a dining room but could equally be utilised as a double bedroom and has laminate flooring, a radiator and rear patio doors leading to the garden.

Bathroom

Recently modernised throughout, this stylish bathroom has vinyl flooring, w/c, sink, bath with shower over, window to the side elevation and radiator.

Rear Garden

This well established, enclosed rear garden has side access and a decked seating area with a lawned centre along with mature borders. The garden also benefits from a wooden summerhouse, log store and side access to the garage.

Parking

The property has a detached garage with up and over door and graveled driveway for multiple vehicles.

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>> **room description**

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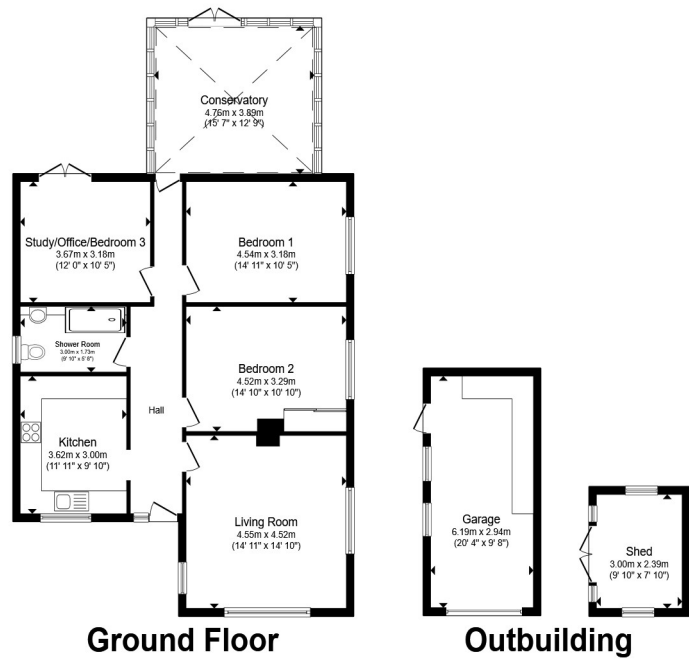
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>> floor plan



Total floor area 134.9 m² (1,452 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Elliot Pogson		
Mrs B.K. Playford		