



**West Street, Billingham Lincoln LN4 4HT**

**welcome to**

**West Street, Billinghay Lincoln**

Spacious detached dormer bungalow in a quiet village setting within walking distance to local amenities, offering a recently fitted kitchen, good outside space and driveway for multiple vehicles. This property would be ideal for multi-generational living. NO ONWARD CHAIN.



### **Entrance Porch**

Having cupboards.

### **Hall**

There are two understairs cupboards and radiator.

### **Lounge**

15' 9" max x 12' 3" ( 4.80m max x 3.73m )

Featuring an open fireplace, radiator, window to the side and door to the:

### **Conservatory**

6' 10" x 5' 7" ( 2.08m x 1.70m )

Having windows and door to the garden.

### **Kitchen**

15' 9" x 8' 11" ( 4.80m x 2.72m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, hob, radiator and window to the rear.

### **Utility**

7' 10" x 9' 3" ( 2.39m x 2.82m )

Having a single drainer sink, plumbing for washing machine, radiator, window to the rear and access to the garage.

### **Bedroom One**

23' 11" max x 12' max ( 7.29m max x 3.66m max )

There is storage in the eaves, radiator and two velux style windows.

### **Ensuite**

Fitted with a bath, wash hand basin, WC and extractor.

### **Bedroom Two**

8' 11" x 11' 2" ( 2.72m x 3.40m )

Having a radiator and windows to the side and rear.

### **Bedroom Three**

7' 8" x 9' 10" ( 2.34m x 3.00m )

There is a radiator and window to the front.

### **Wet Room**

7' 8" x 5' 7" ( 2.34m x 1.70m )

Recently renovated with a shower, wash hand basin, WC, radiator and window.

### **First Floor**

#### **Bedroom One**

23' 11" max x 12' max ( 7.29m max x 3.66m max )

There is storage in the eaves, radiator and two velux style windows.

#### **Ensuite**

Fitted with a bath, wash hand basin, WC and extractor.

### **Outside Front**

To the front of the property there is a driveway.

### **Garage**

Having up and over door, power and lighting.

### **Rear Garden**

There is an enclosed rear garden.

### **Agents Note**

We have been advised by the current owner, that the kitchen was fitted around February/March 2025.



**view this property online** [williamhbrown.co.uk/Property/SNH112487](http://williamhbrown.co.uk/Property/SNH112487)





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

welcome to

## West Street, Billinghay Lincoln

- Quiet village location
- Ensuite to master
- Integral garage
- Spacious gardens and driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112487](https://www.williamhbrown.co.uk/Property/SNH112487)



Property Ref:  
SNH112487 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34  
7TA



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**