



Skirth Road, Billingham Lincoln LN4 4AZ

welcome to

Skirth Road, Billingham Lincoln

Extended semi-detached home in Billingham, positioned side on to the road with a mature front garden and gated driveway. Internally offering lounge, kitchen, WC and store room, plus a versatile additional reception, ideal as a bedroom or office. Upstairs are double bedrooms and a modern shower room.



Lounge

Featuring an electric effect heater, TV point, LVT flooring and bay window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, plumbing for washing machine, vinyl flooring, electric storage heater and window to the front.

Reception / Bedroom

There is an electric heater and French doors to the front.

Garden Room

There are windows to the side and front.

Store

Having a window to the rear.

Cloakroom

Fitted with a wash hand basin, WC, extractor and window to the front.

First Floor Landing

Having an electric storage heater and window to the rear.

Bedroom One

There is an electric heater and window to the front.

Bedroom Two

Having an electric storage heater, laminate flooring and window to the front.

Shower Room

Fitted with a suite comprising of a double shower cubicle, wash hand basin, WC, heated towel rail, vinyl flooring and window to the front.

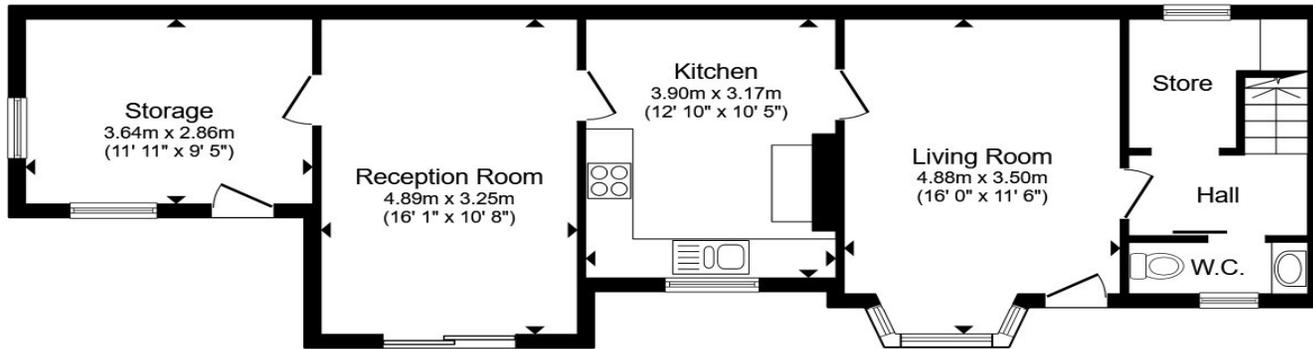
Outside Front

To the front of the property there is gated access to a driveway, lawn with shrubs and patio.

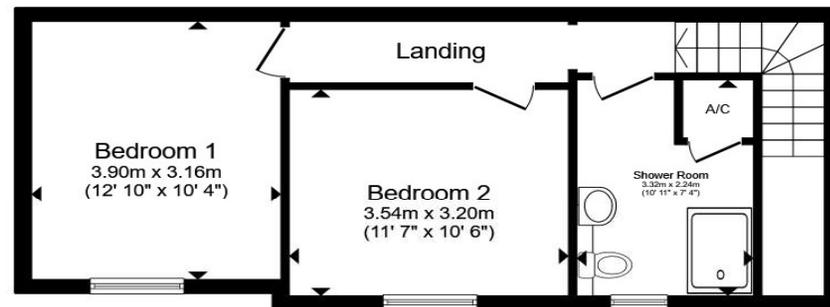


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Ground Floor



First Floor

Total floor area 107.8 m² (1,161 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

welcome to

Skirth Road, Billinghay Lincoln

- Semi-detached home in quiet part of the village
- Downstairs reception room / bedroom
- Two double bedrooms and shower room upstairs
- Heavily extended to the side
- Off road parking to the front

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113059 - 0004

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.

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