



Brewery Lane, Billingham
£290,000



3



1



2

Freehold



Key Features

- Detached Bungalow
- Three Double Bedrooms
- Well Presented Throughout
- Sought After Village Location
- South Facing Private Rear Garden
- Viewing Highly Recommended
- EPC rating TBC
- Current Council Tax Band D





Offered with No Onward Chain - This well-presented three-bedroom detached bungalow occupies a generous plot in the heart of the highly sought-after village of Billingborough, offering spacious and versatile accommodation, ample off-road parking and a private south-facing rear garden.

The property is entered via a welcoming entrance hall, providing access to all principal accommodation. The spacious lounge/diner is a bright and comfortable living space, ideal for both everyday living and entertaining, with direct access to the third bedroom, offering flexibility as a guest room, home office or additional reception room.

There are two further generous double bedrooms, both enjoying pleasant aspects, while the four-piece family bathroom is fitted with a bath, separate shower, wash hand basin and WC.

The well-equipped kitchen/diner provides ample worktop and storage space, with room for a dining table, and leads through to a useful utility room with a second external entrance, ideal for muddy boots, pets or day-to-day practicality. To the rear, the conservatory overlooks the garden and offers an additional reception space to enjoy throughout the seasons.

Outside, the property benefits from a generous frontage providing ample off-road parking for several vehicles. The enclosed rear garden enjoys a sunny south-facing aspect, offering a good degree of privacy with lawned and patio areas, making it perfect for relaxing, gardening or entertaining family and friends.

Billingborough is a thriving Lincolnshire village offering an excellent range of amenities including a village shop, post office, primary school, doctors' surgery, public houses, cafe, church and community facilities. The village is well placed for access to Bourne, Sleaford, Grantham and Stamford, with Grantham providing a direct East Coast Main Line rail service to London King's Cross in around an hour. The area is also well served by road links via the A15 and A52, making it an excellent location for commuters whilst enjoying the benefits of village living.

Viewing is highly recommended to fully appreciate the space, plot, location and potential this superb bungalow has to offer.



Lounge Diner

5.47m x 6.34m (17'11" x 20'10")

Kitchen

3.39m x 4.74m (11'1" x 15'7")

Utility Room

3m x 3m (9'10" x 9'10")

Conservatory

3.44m x 3.66m (11'4" x 12'0")

Bedroom One

4.24m x 3.63m (13'11" x 11'11")

Bedroom Two

3.8m x 2.95m (12'6" x 9'8")

Bedroom Three

4.32m x 2.31m (14'2" x 7'7")

Bathroom

2.43m x 2.41m (8'0" x 7'11")

Agents Note

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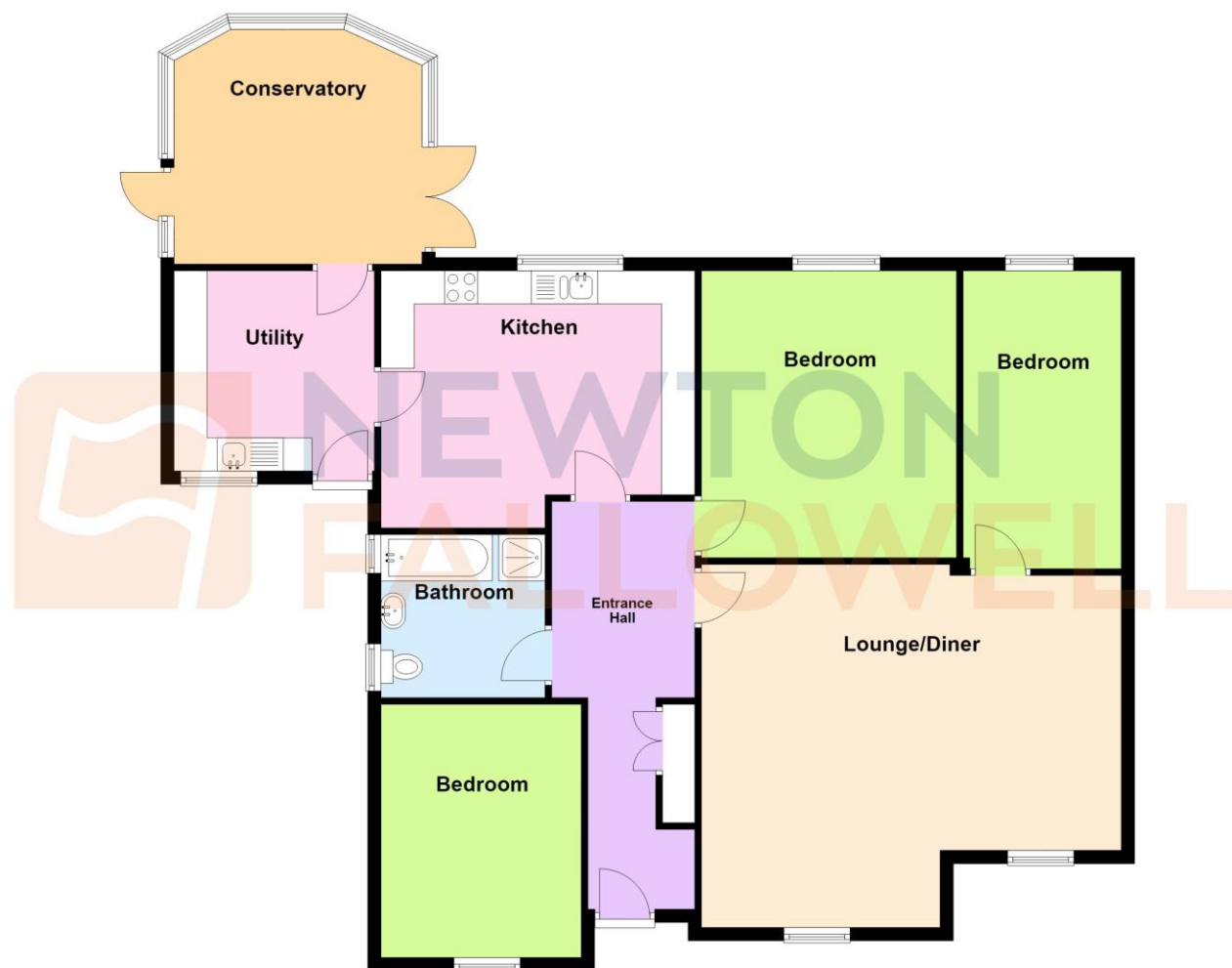




Floorplan

Ground Floor

Approx. 131.0 sq. metres (1410.6 sq. feet)



Total area: approx. 131.0 sq. metres (1410.6 sq. feet)
6 Brewery Lane, Billingborough



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