

***VICTORIA STREET,  
BILLINGHAY, LN4 4HQ***



***Offers In The Region Of £164,000***

*A spacious and particularly well presented Two Bedroom Terraced Cottage with driveway and a single garage. The property is located in the village centre close to all local amenities including, but not inclusively, a Co-Op with Post Office, a gym, several takeaways, a busy pub/restaurant, two hairdressers, a nail bar, bowls club and a highly rated medical practice with dispensary. Billinghay is off the main gas grid and therefore this property is all electric. The accommodation comprises Entrance Hallway, Lounge with a multi fuel burner, Kitchen Diner, Utility Room and Downstairs Cloakroom, and to the first floor there are Two Double Bedrooms and Family Bathroom. The outside of the property comprises a fully enclosed rear landscaped garden, designed with ease of maintenance in mind, which leads to the driveway and single garage. The property has a wealth of character and features, and viewing is highly recommended to fully appreciate the condition and spacious accommodation the property has to offer.*

## **Directions**

Travelling from Sleaford on A153 road, after proceeding through the villages of Anwick and North Kyme proceed into the village of Billinghamay, Take the 2nd turning on the left hand side to Church Street and follow the road to where it filters onto Victoria Street and the property can be found on the right hand side as indicated by our For Sale board.

A double glazed front entrance door provides access into the Entrance Hallway having ceiling downlighters and smoke alarm. The property has had new flooring fitted in the last two years throughout the whole of the ground floor area.

## **Lounge: 4.29m (14'1") x 4.19m (13'9")**

Having a feature multi fuel burner with surround, under stairs storage cupboard with light, coved ceiling and a tall electric radiator.

## **Kitchen Diner 3.76m (12'4") x 2.79m (9'2")**

Having a range of matching units with work surface over, single inset ceramic sink with an instant hot water tap/water filter, space for electric oven (current oven available if required) with a stainless steel cooker hood over, tiled splash backs, space for American Fridge Freezer, coved ceiling with ceiling downlighters and a door which provides access into the:

## **Utility Room 3.12m (10'3") x 2.46m (8'1")**

Being larger than average and having a range of base units with work top over, space for washing machine, space for a tumble dryer, radiator and a rear exit door. This room has had a new fibreglass roof with skylight recently installed.

## **Downstairs Cloakroom**

Having a close coupled WC, vanity hand wash basin with mixer tap and tiled splash backs.

Stairs from the Entrance Hall provide access to the first floor landing, having loft access and a smoke alarm.

## **Bedroom 1: 5.59m (18' 4") x 4.42m (14' 6")**

Having coved ceiling, ceiling down lighters, electric radiator and an over-head store cupboard which houses the hot water cylinder.

## **Bedroom 2: 2.79m (9'2") x 2.24m (7'4")**

Having a coved ceiling, ceiling down lighters and an electric radiator.

## **Bathroom: 2.79m (9'2") x 1.40m (4'7")**

Being partially tiled and having a close coupled WC, pedestal hand wash basin with pillar taps, panelled bath with electric shower over with shower screen, coved ceiling, ceiling downlighters, extractor fan and electric towel radiator.

## **Outside:**

To the outside of the property the front garden is laid with anthracite slate for ease of maintenance and is enclosed with wrought iron gates and railings. It is EV charger ready to the front. The rear garden is newly landscaped and comprises a flagstone patio area, an artificial lawned area with a soakaway and external lighting. The garden is enclosed with a combination of brick walling and timber fencing with a timber gate leading to the driveway and single garage which has an up and over door and a



**Lounge**



**Further Aspect**



**Kitchen**



**Further Aspect**



**Utility Room**

*further courtesy door which gives access to the rear garden.*

*Council Tax Band A.*



***Bedroom 1***



***Further Bed 1 Aspect***



***Bedroom 2***



***Bathroom***



***Rear Garden***



***Further Garden Aspect***



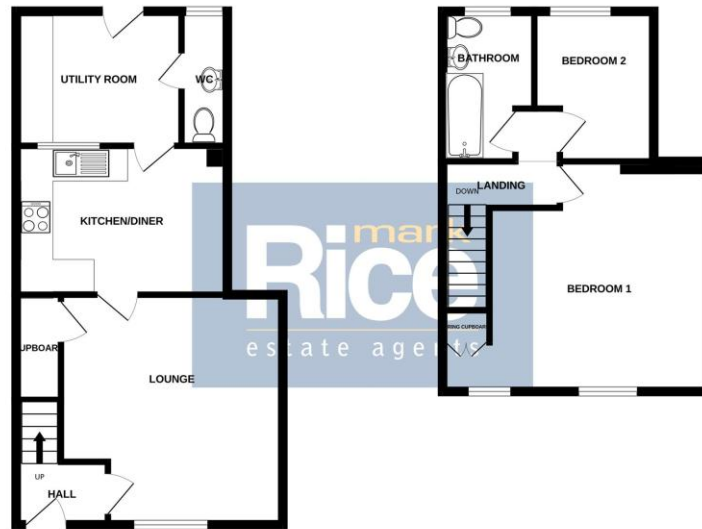
***Garage & Parking***



***Aerial Image***

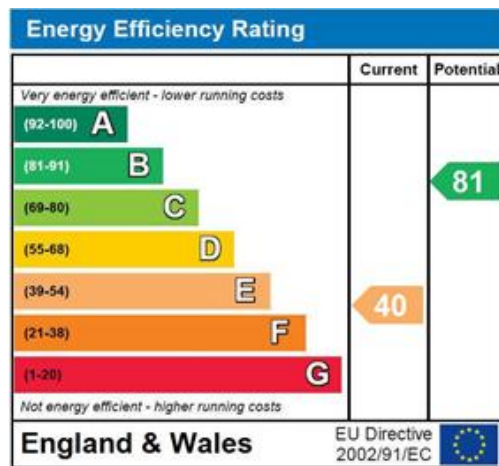
GROUND FLOOR  
457 sq. ft. (42.5 sq.m.) approx.

1ST FLOOR  
349 sq. ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA - 806 sq. ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, 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, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agent's Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:** *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:** *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 20/2/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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