



3 St Michael's Close
Billingham, Lincoln





3 St Michaels Close, Billingham, Lincoln, LN4 4EZ

A three bedroom detached house situated in a generous plot in the well served village of Billingham.

The property is vacant and in need of a full refurbishment programme which once refurbished will create a family home or buy to let.



ACCOMMODATION

Entrance Hall

With stairs to first floor, storage cupboard, radiator, door to;

WC

Double glazed casement window to side elevation, two piece suite comprising mid flush WC, pedestal wash basin, part tiled walls, radiator.

Lounge/Diner

Double glazed casement window to front and rear elevation, two radiators, door to;

Kitchen

Double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, part tiled walls, door to;

Utility Room

Double glazed windows and door to rear elevation, fitted wall and base units, door to;

Rear Porch

with double glazed door to front elevation, door to single garage with up and over door power and light, door to store room.

First Floor

Bedroom One

Double glazed casement window to front elevation, built-in storage cupboard, radiator.

Bedroom Two

Double glazed casement window to rear elevation, built-in storage cupboard, radiator.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Wet Room

Double glazed casement window to side elevation, three-piece suite comprising shower, mid flush WC, pedestal wash basin, tiled walls, radiator, airing cupboard.

Landing

Double glazed casement window to side elevation, loft access, storage cupboard.

Outside

The front elevation offers a lawn garden and paved driveway leading to a single garage. The rear elevation offers a lawn garden with fence boundaries and a patio area to the side elevation with gated access through to the front.

Directions

Enter the village on Walcott Road which continues into the High Street. Then turn right onto Fitzwilliam Place and then left into St Michaels Close where the property is on your left.

<https://what3words.com/detonated.shaves.beams>

Services

We understand the property offers mains water, electric, main sewer connections and the heating is provided via an air source heat pump.



COUNCIL TAX
Band C

TENURE & POSSESSION

Freehold with vacant possession upon completion.

BUYER IDENTITY CHECK

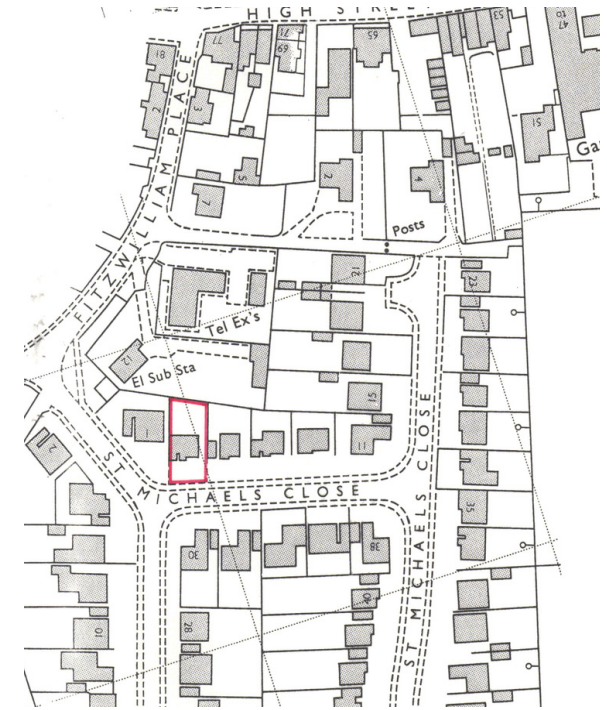
Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

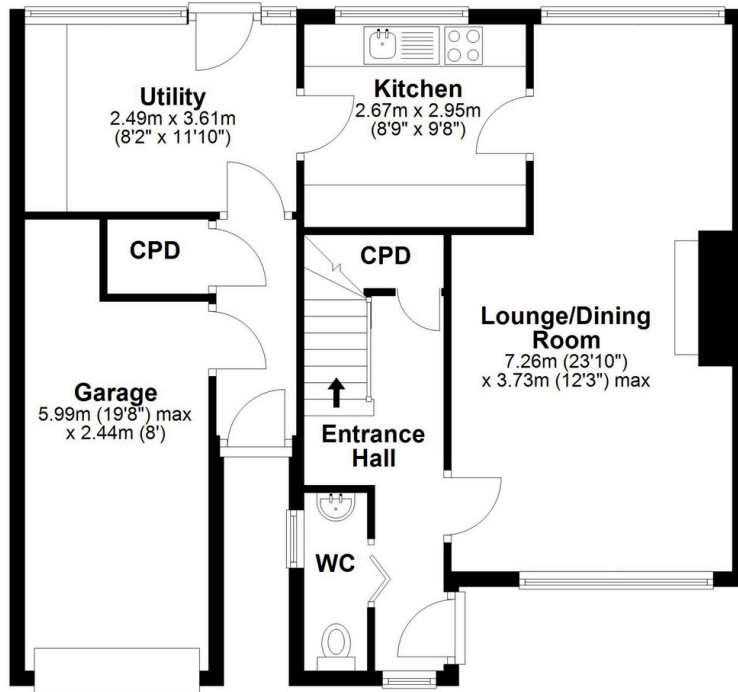
AGENT

James Mulhall
01522 504304
lincolnresidential@brown-co.com



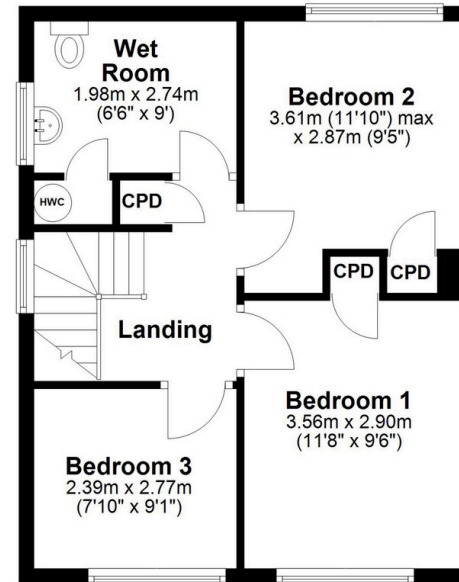
Ground Floor

Approx. 72.0 sq. metres (774.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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3 St Michaels Close, Billinghay

Energy performance certificate (EPC)																																		
3 St. Michaels Close Billinghay LINCOLN LN1 4EZ	Energy rating E	Valid until: 30 July 2035																																
Property type Detached house		Certificate number: 7798-3053-1203-1185-2204																																
Total floor area 102 square metres																																		
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>62 E</td> <td>69 C</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	62 E	69 C	21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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IMPORTANT NOTICES

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