



**Skirth Road, Billingham Lincoln LN4 4AY**

**welcome to**

**Skirth Road, Billinghay Lincoln**

Well-presented home in Billinghay with spacious accommodation throughout the inside, including a downstairs bedroom and bathroom. Externally the property offers a front lawn, large rear garden, garage, carport and driveway.



### **Entrance Hall**

Having a TV point, cupboard, radiator and stairs.

### **Lounge**

20' 9" x 17' 8" ( 6.32m x 5.38m )

Featuring a stone fireplace, two radiators and window.

### **Dining Room**

12' 3" x 10' ( 3.73m x 3.05m )

There is a radiator, parquet flooring, window and door to the rear.

### **Kitchen**

14' 4" x 11' 8" ( 4.37m x 3.56m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, electric oven, plumbing for washing machine, boiler, pantry, radiator and window.

### **First Floor Landing**

#### **Bedroom One**

20' 9" x 16' ( 6.32m x 4.88m )

There is a built-in double wardrobe, built-in cupboard, two radiators and window.

#### **Ensuite**

8' x 5' ( 2.44m x 1.52m )

Fitted with a walk-in shower, wash hand basin, WC, heated towel rail, storage and window.

#### **Bedroom Two**

12' 3" x 10' 3" ( 3.73m x 3.12m )

Having a double wardrobe, radiator and window.

#### **Bedroom Three**

10' 3" x 8' 1" ( 3.12m x 2.46m )

There is a double wardrobe, radiator and window.

#### **Bedroom Four**

15' x 9' 3" ( 4.57m x 2.82m )

Having a built-in double wardrobe, radiator and window.

#### **Bathroom**

10' x 8' ( 3.05m x 2.44m )

Fitted with a suite comprising of a bath, shower, wash hand basin, WC, radiator and window.

### **Outside Front**

To the front of the property there is a concrete driveway, lawn, gate to the rear garden and two timber stables.

### **Detached Single Garage**

Having up and over door, power and lighting.

### **Rear Garden**

Rear gate leading to 1.22 acre paddock (sts).



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## Skirth Road, Billinghay Lincoln

- Large garden with vehicular access to 1.22 acres (STS) paddock
- Ample off road parking and garage
- Downstairs bedroom and bathroom
- Three double bedrooms upstairs
- Quiet village location with amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: E

# £380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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