



Victoria Street, Billingham  
£280,000



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## Key Features

- Immaculately Presented Detached Bungalow
- Two Generous Double Bedrooms
- Stunning Open-Plan Kitchen Diner
- Covered Outdoor Seating Area
- Low-Maintenance Private Rear Garden
- Large Driveway with Caravan/Motorhome Space
- EPC rating TBC
- Current Council Tax Band B





Prepare to be impressed - this exceptional detached bungalow is presented to a standard rarely found on the market.

Occupying a generous plot in the heart of the ever-popular village of Billinghamay, this beautifully maintained two double bedroom home offers truly move-in-ready accommodation and must be viewed to be fully appreciated. To the front, a substantial driveway provides ample off-road parking for multiple vehicles and is ideal for those with a caravan or motorhome, benefitting from external power points for added convenience.



Whilst there is a formal entrance hall, the current owners predominantly use the side entrance, which opens into what was formerly the garage and has been thoughtfully converted into a fantastic utility area. This practical space acts as an everyday entrance and offers excellent storage for coats and shoes, whilst also housing the oil-fired boiler, washing machine and tumble dryer. There is an extensive range of fitted cupboards and a separate WC.



From here, you enter what is undoubtedly one of the standout features of the home - the impressive open-plan kitchen diner. Beautifully presented throughout, the kitchen is fitted with a range of modern units and integrated appliances including a fridge freezer, eye-level oven, microwave, induction hob and dishwasher. The dining area comfortably accommodates a six-seater table, making it an ideal space for both everyday living and entertaining. Patio doors open directly onto the rear garden, filling the room with natural light.

The rear garden has been designed with low maintenance in mind whilst still offering multiple areas to enjoy. A covered seating area with roll down sides immediately outside the kitchen diner feels like a natural extension of the living accommodation and offers all year round space, whilst a second seating area provides further space to relax. Storage is exceptional, with a brick-built store benefitting from power and lighting, alongside two additional timber sheds.

The kitchen diner leads through to the generous entrance hall, which in turn provides access to the separate lounge, a welcoming room featuring an attractive electric fire and views over the rear garden. To the front of the property are two excellent-sized double bedrooms, with the principal bedroom benefitting from extensive fitted wardrobes. Both are served by a stylish modern shower/wet room, finished to an equally high standard.

Billinghamay is a popular village offering a range of everyday amenities including a shop, doctors surgery, pharmacy, primary school, public house and swimming pool. The village is well positioned for access to Sleaford, Boston and Lincoln, making it an excellent choice for those seeking village life whilst remaining well connected.

## Entrance Hall

## Lounge

4.94m x 3.38m (16'2" x 11'1")

## Kitchen Diner

5.44m x 3.04m (17'10" x 10'0")

## Utility Room

5.97m x 3.88m (19'7" x 12'8")

## WC

1.35m x 0.88m (4'5" x 2'11")

## Bedroom One

3.46m x 3.37m (11'5" x 11'1")

## Bedroom Two

3.46m x 3.04m (11'5" x 10'0")

## Shower Room

2.35m x 2.25m (7'8" x 7'5")

## Agents Note

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## Financial Services

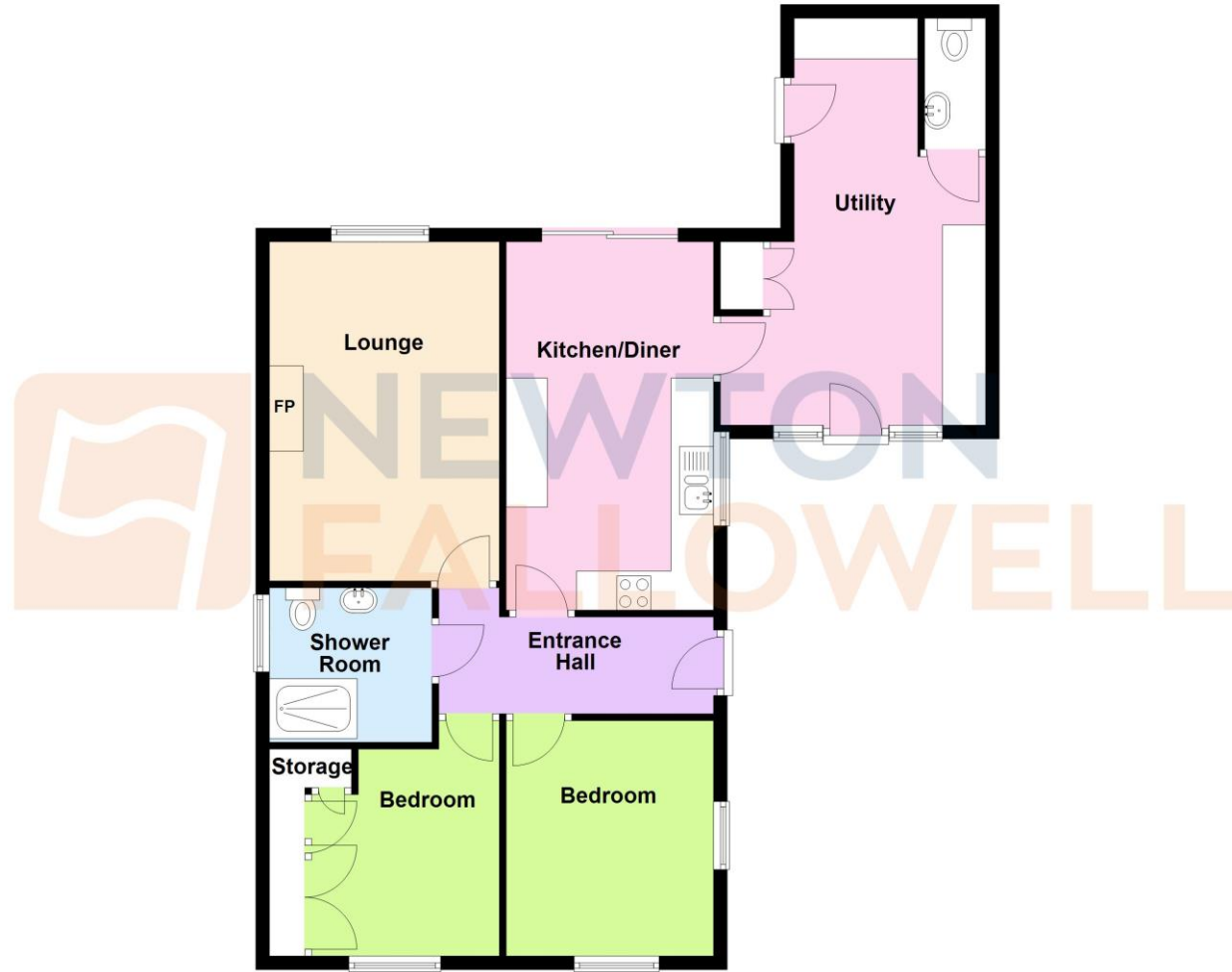
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# Floorplan

**Ground Floor**  
Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)  
40 Victoria Street, Billingham



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