



**High Street, Billinghay Lincoln LN4 4ED**

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## **High Street, Billinghay Lincoln**

A well-presented terraced house, perfect for first time buyers. Situated in the popular village of Billinghay, boasting a open-plan layout downstairs with a modern kitchen, two double bedrooms upstairs and a family bathroom. The property also benefits from a good sized rear garden.



**Lounge**

Featuring a fireplace with electric fire, TV point, radiator, vinyl flooring and window to the front.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, oven, electric hob, plumbing for washing machine and dishwasher, vinyl flooring, understairs cupboard, radiator and window to the rear.

**First Floor Landing**

Having a storage cupboard and access to the loft.

**Bedroom One**

There is a radiator, TV point and window to the front.

**Bedroom Two**

Having a radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, vinyl flooring, radiator, extractor

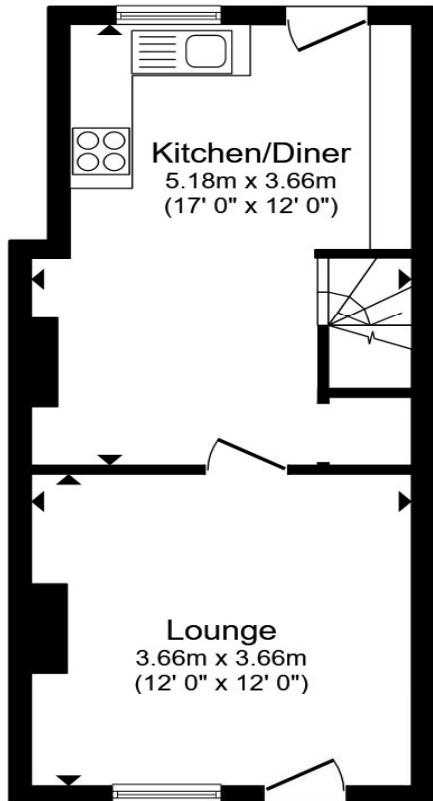
**Rear Garden**

The enclosed rear garden has a lawn, patio, shed and access via an alleyway.

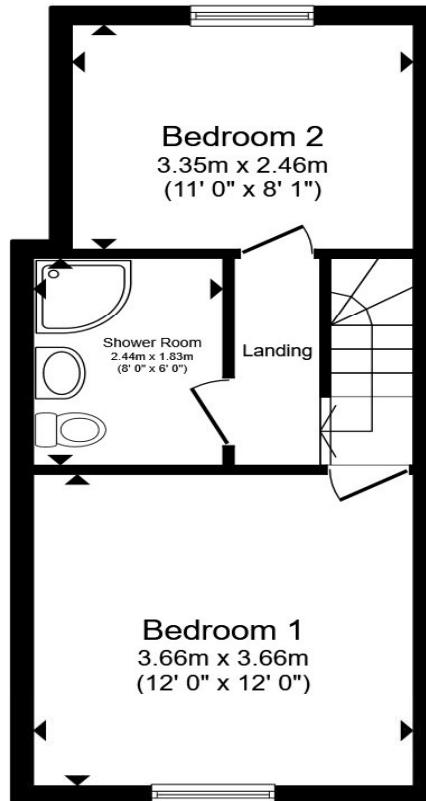


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**Ground Floor**



**First Floor**

**Total floor area 63.4 m<sup>2</sup> (682 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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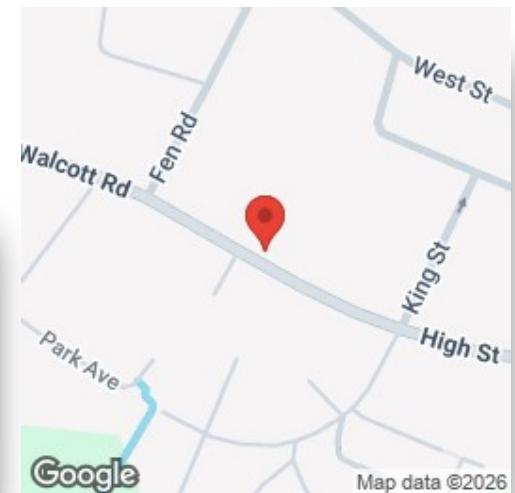
## High Street, Billinghay Lincoln

- Modern terraced home perfect for first time buyers
- Popular village location in walking distance to amenities
- Two double bedrooms
- Recently fitted kitchen opening into dining room
- Good sized enclosed garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£135,000**



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Property Ref:  
SNH113021 - 0004

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