



2b Shire Close
Billinghay, Lincoln

BROWN & CO



2b Shire Close, Billingham, Lincoln, LN4 4GR

This beautifully designed three-bedroom new build offers a perfect combination of modern style and practical living. Finished to an exceptional standard, the property features a contemporary open-plan kitchen/diner with integrated appliances, generous lounge, home office and wc to the ground floor.

The first floor offers two double bedrooms, one single bedroom and a high quality bathroom. Outside, you'll find a landscaped garden ideal for relaxing or entertaining, along with a driveway and garage for convenient parking. Billingham provides a welcoming community with local amenities including a primary school, co-op, GP surgery, public houses and a small swimming pool.

Nearby towns of Lincoln (17 miles) and Sleaford (10 miles) offer a wealth of further amenities.



ACCOMMODATION

Entrance Hall

Stairs to first floor, door to;

Office

Double glazed casement window to front elevation.

WC

Two piece suite comprising low flush WC, wash hand basin, electric mirror.

Kitchen/Diner

Double glazed casement window to front elevation and double glazed patio doors to rear elevation. Fitted wall and base units with stainless steel one and a half bowl drainer sink, built in oven, four ring electric hob with extractor over, built-in dishwasher and built-in fridge freezer. Boiler cupboard housing underfloor heating controls and further storage cupboard.

Lounge

Double glazed casement window to rear elevation.

First floor

Bedroom One

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

Bedroom Two

Double glazed casement window to front elevation, radiator.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, four piece suite comprising shower with dual showerhead, panel bath, wash basin and low flush WC in vanity unit, electric mirror, heated towel rail.

Landing

Double glazed casement window to rear elevation, radiator.

Outside

The front elevation offers a block paved pathway to both sides and a driveway leading to the attached single garage. The rear elevation offers a generous patio and a newly laid lawn with fenced boundaries.

Attached Single Garage

With up and over door and personnel door to side elevation.

Services

The property offers mains water, electric, mains sewer connection and the heating is provided via an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. There is also an electric car charging point.

Reservation fee

There will be a £2000 reservation fee payable to reserve the property whilst the legal transaction takes place

Build Warranty

The property is covered by a CMLC 10 year professional consultants' certificate. Further details available from the selling agent.

Tenure & Possession

Freehold and for sale by private treaty.



Mobile & Broadband

We understand from the Ofcom website that standard and superfast and ultra fast broadband is available in the area with a max download speed of 1800 mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website or the Ofcom website.

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.

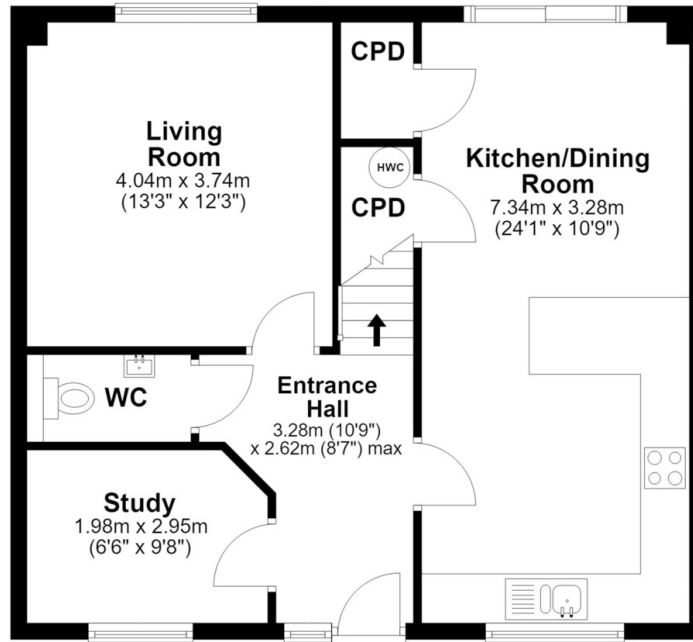
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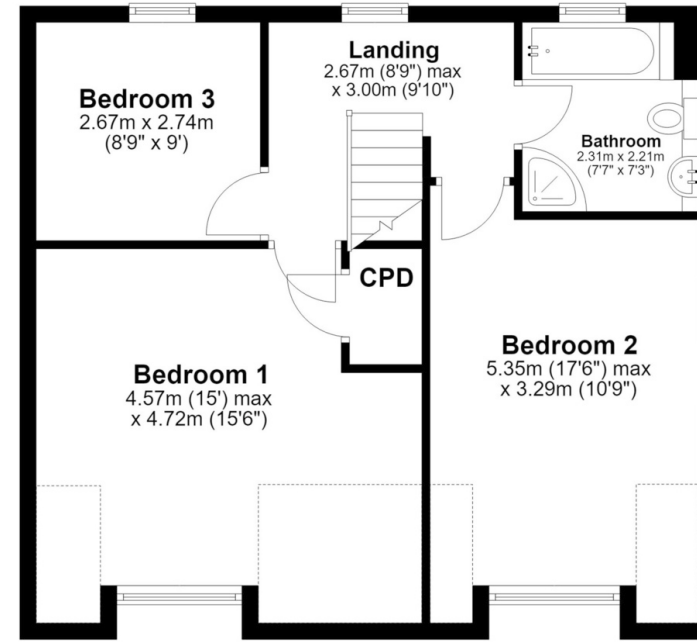
Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 117.6 sq. metres (1265.6 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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