



**Shire Close, Billingham Lincoln LN4 4GR**

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**Shire Close, Billingham Lincoln**

Situated in a quiet cul-de-sac in Billingham, this detached home offers flexible living with a lounge diner, kitchen, utility and cloakroom, plus a converted garage providing ground floor space. Gravel driveway with ample parking and enclosed rear garden. Ideal for families or versatile living.



**Entrance Hall**

Having wood flooring and radiator.

**Lounge Diner**

Featuring a fireplace with electric fire, TV point, storage cupboard, three radiators, bay window to the front and patio doors to the rear.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, cooker, induction hob, space for fridge freezer, laminate flooring, radiator and window to the rear.

**Utility**

Having base units, sink, plumbing for washing machine, laminate flooring, radiator, window to the rear and door to the side.

**Cloakroom**

Fitted with a wash hand basin, WC, vinyl flooring, radiator and window to the side.

**Bedroom Four**

Previously the garage which has been converted. Having a radiator, laminate flooring, access to the loft and window to the front.

**First Floor Landing**

Having access to the loft and cupboard.

**Bedroom One**

There is a radiator and window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator, vinyl flooring and window to the side.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

There is a radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, shaver point, vinyl flooring, radiator and window to the front.

**Outside Front**

To the front of the property there is a gravelled driveway providing parking for multiple vehicles.

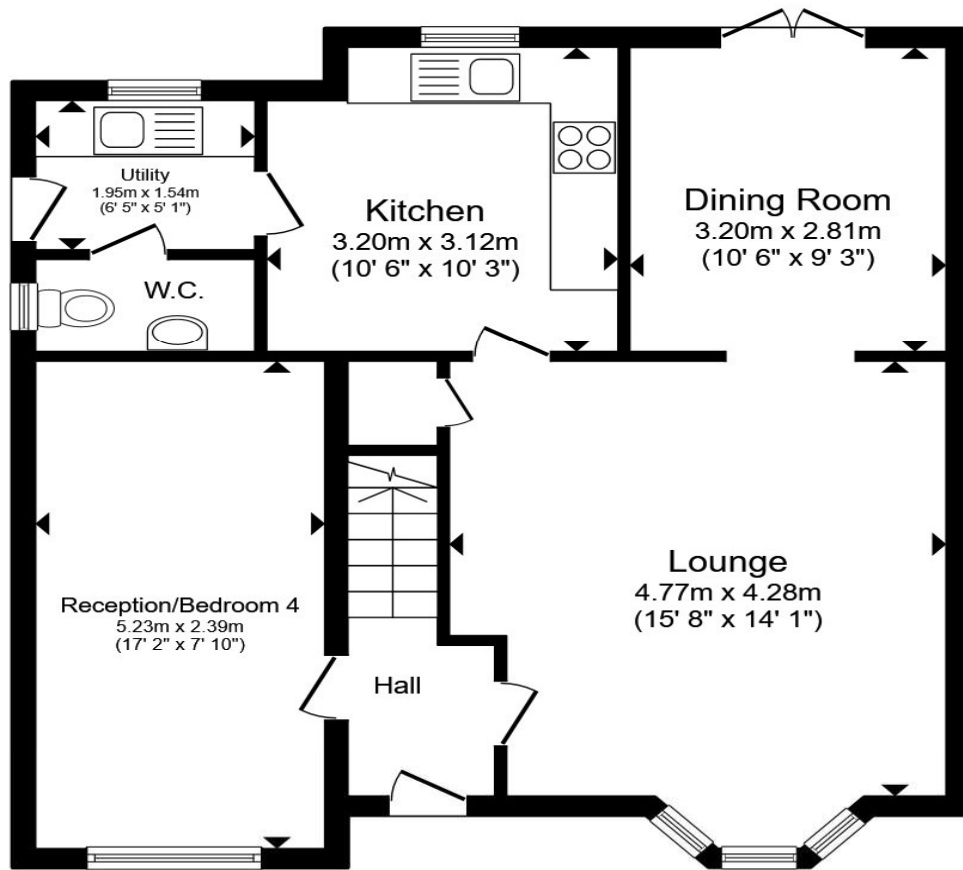
**Rear Garden**

The enclosed rear garden has a lawn and patio.

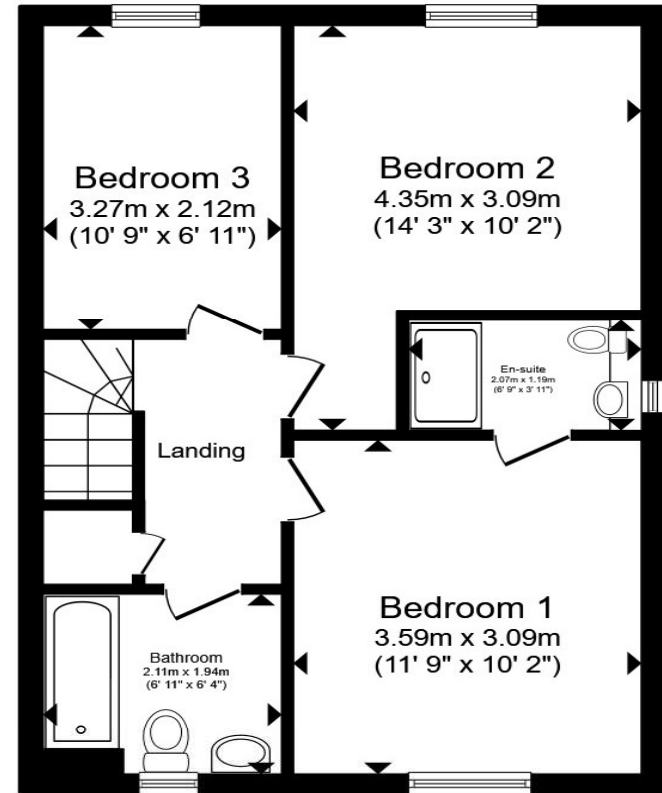


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**Ground Floor**



**First Floor**

Total floor area 108.2 m<sup>2</sup> (1,165 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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## Shire Close, Billinghay Lincoln

- Family home in popular residential area
- Walking distance to local amenities
- Converted garage to make fourth bedroom
- Enclosed rear garden
- Driveway to front with ample parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113201 - 0003

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