



Lay by Cottage, Billingham  
£175,000



- Sem-Detached House
  - Two Bedrooms
  - Generous Sized Plot
  - Well Presented Throughout
  - Sem-Rural Location
  - 0.19 Acres with Stables to Rear
  - Freehold
  - EPC rating G
- Current Council Tax Band: A





Situated on the outskirts of the popular village of Billingham, this well-presented two-bedroom semi-detached house offers a rare opportunity to acquire a generous 0.19-acre plot complete with stables, ideal for those seeking additional outdoor space or equestrian potential. The accommodation comprises an entrance hall, lounge and a spacious kitchen diner to the ground floor, with two well-proportioned bedrooms and a family bathroom to the first floor. Offered for with NO ONWARD CHAIN, viewing is highly recommended to fully appreciate this unique opportunity.

### Entrance

With part glazed Entrance door and stairs leading to 1st floor.

### Lounge

3.92m x 3.9m (12'11" x 12'10")

With feature open fire place, TV and BT point, window to front aspect and radiator.

### Kitchen Diner

2.74m x 5.03m (9'0" x 16'6")

Having a range of base and eye level units with work surface over,

### Landing

With stairs taken from Entrance and access to loft space (part boarded).



### Bedroom One

3.92m x 3.26m (12'11" x 10'8")

With built in wardrobes, window to front aspect and radiator.

### Bedroom Two

2.87m x 2.64m (9'5" x 8'8")

With window to rear aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

### Outside

With timber double gates to side providing access to driveway. Grassed area to side with stables to rear.

### Agents Note

These are draft particulars awaiting vendor approval.

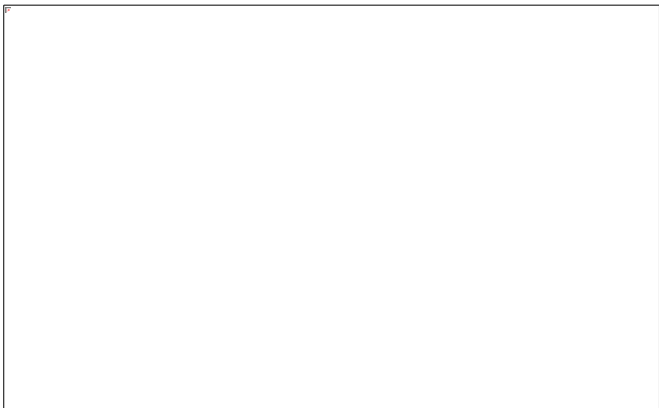
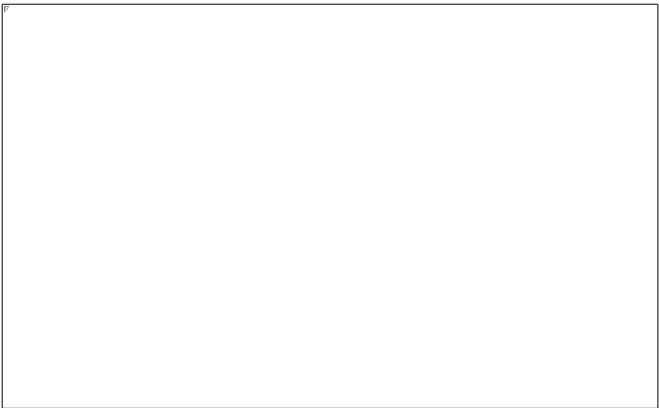
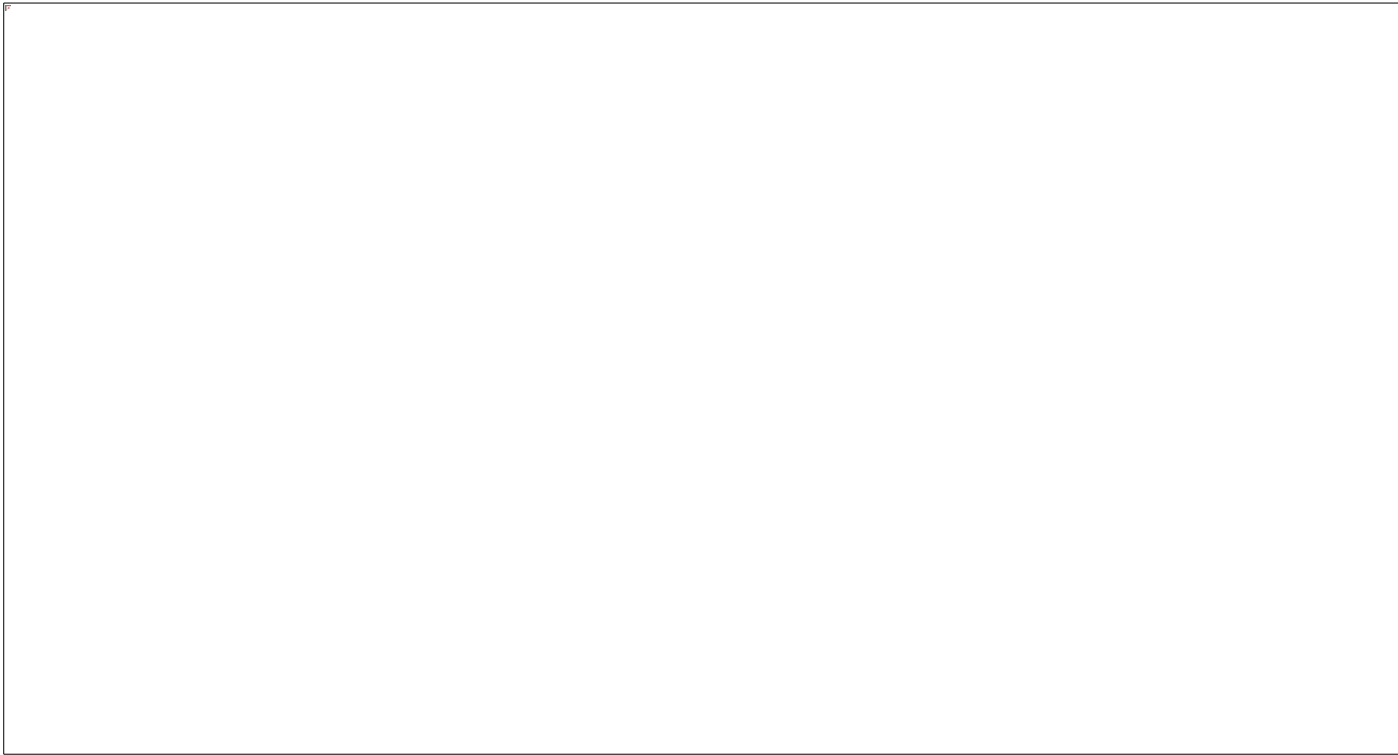
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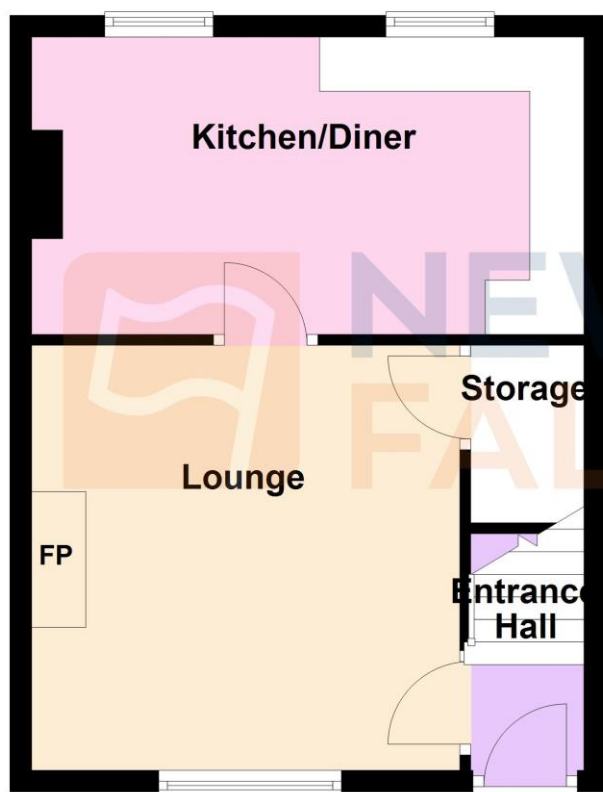




## Floorplan

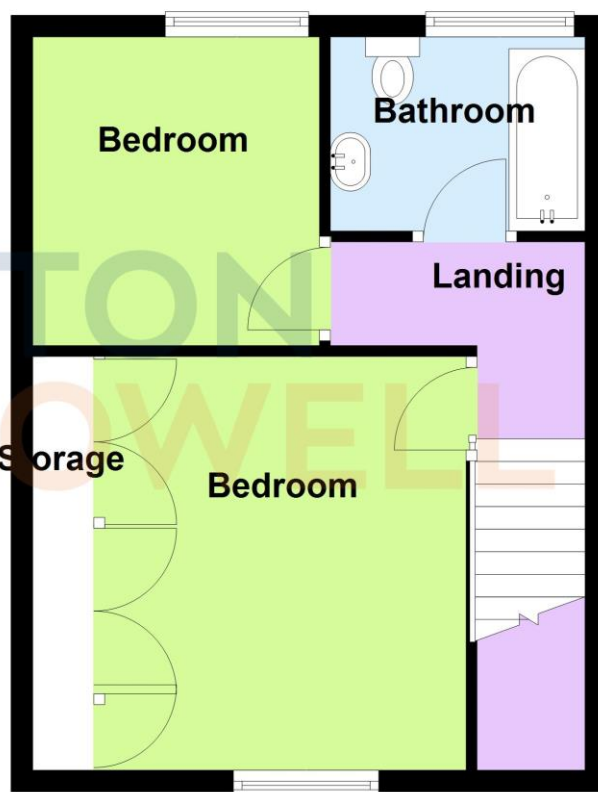
### Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.6 sq. feet)

**1 Lay-By Cottage, Billingham**



Newton Fallowell Sleaford

01529 309 209

[sleaford@newtonfallowell.co.uk](mailto:sleaford@newtonfallowell.co.uk)