



Lay by Cottage, Billinghay
£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 Billinghay, 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.

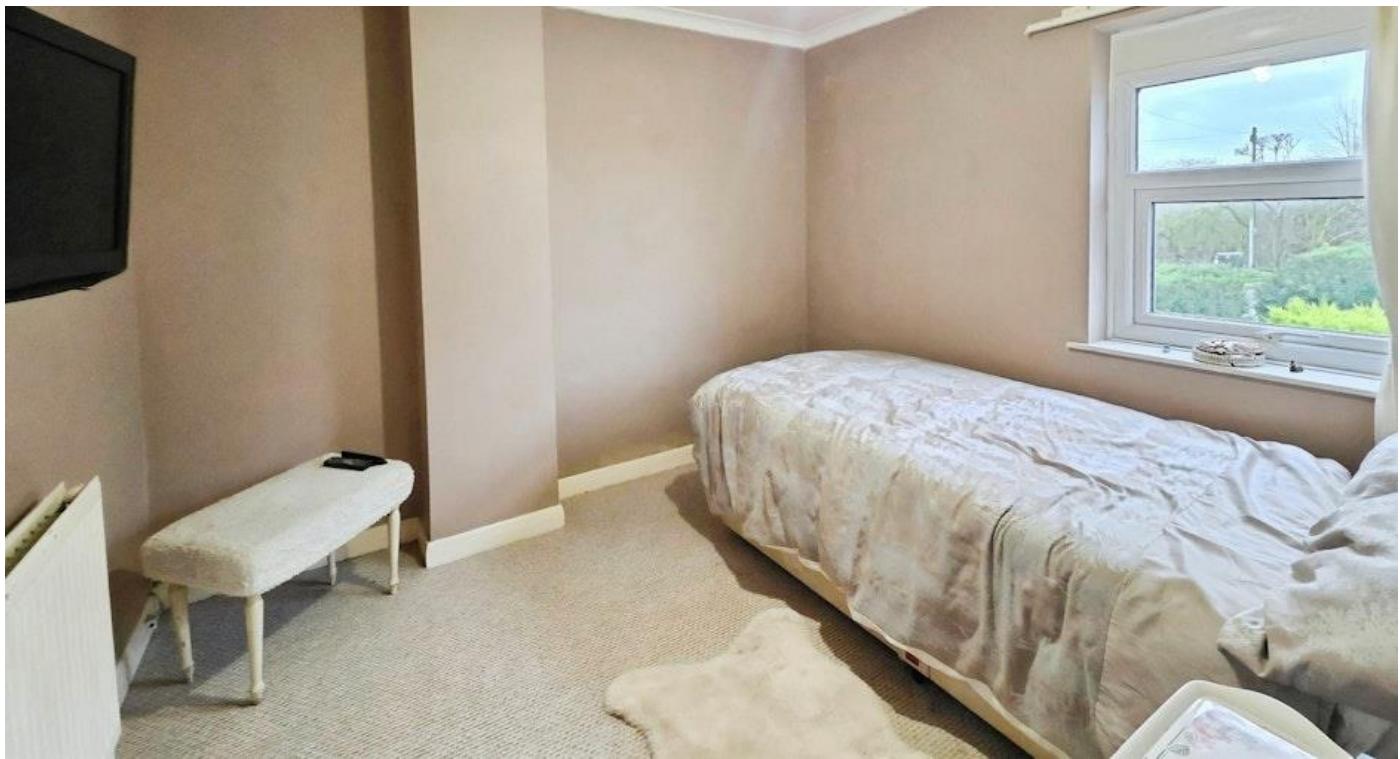
Agents Note

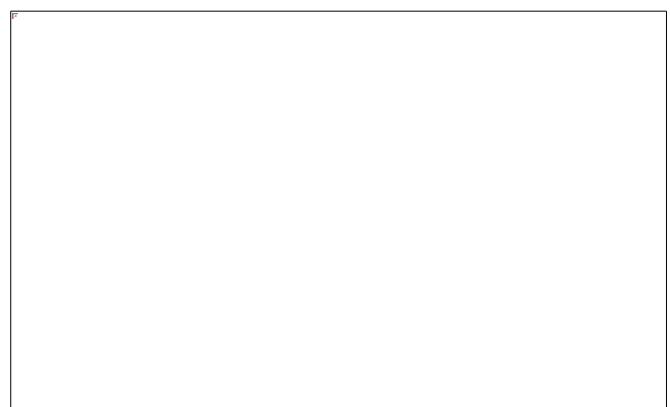
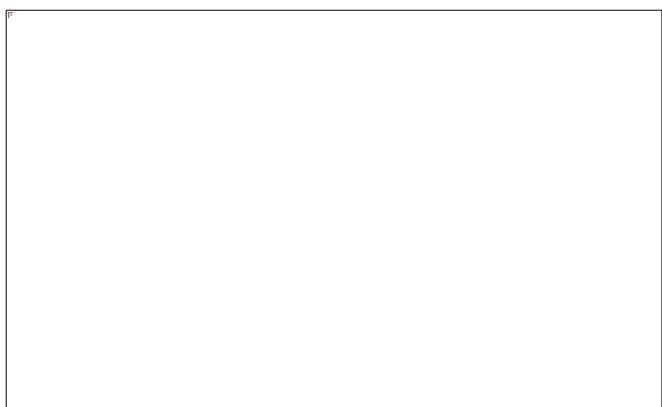
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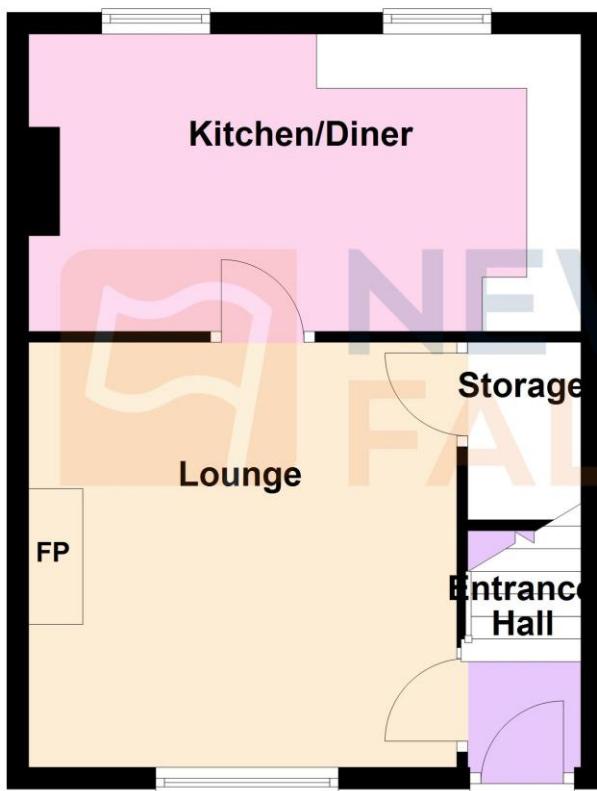




Floorplan

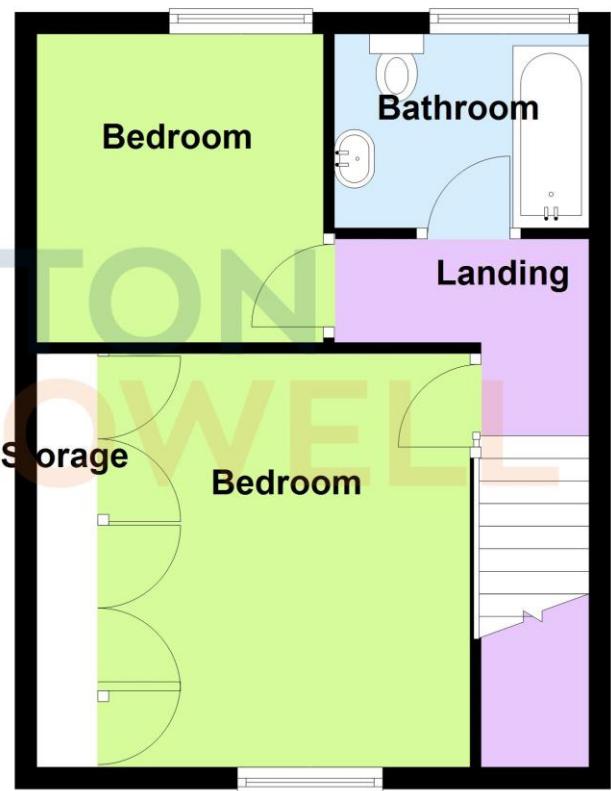
Ground Floor

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, Billinghay

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