



2a Shire Close  
Billinghay, Lincoln

**BROWN & CO**



## 2a Shire Close, Billingham, Lincoln

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.

#### 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

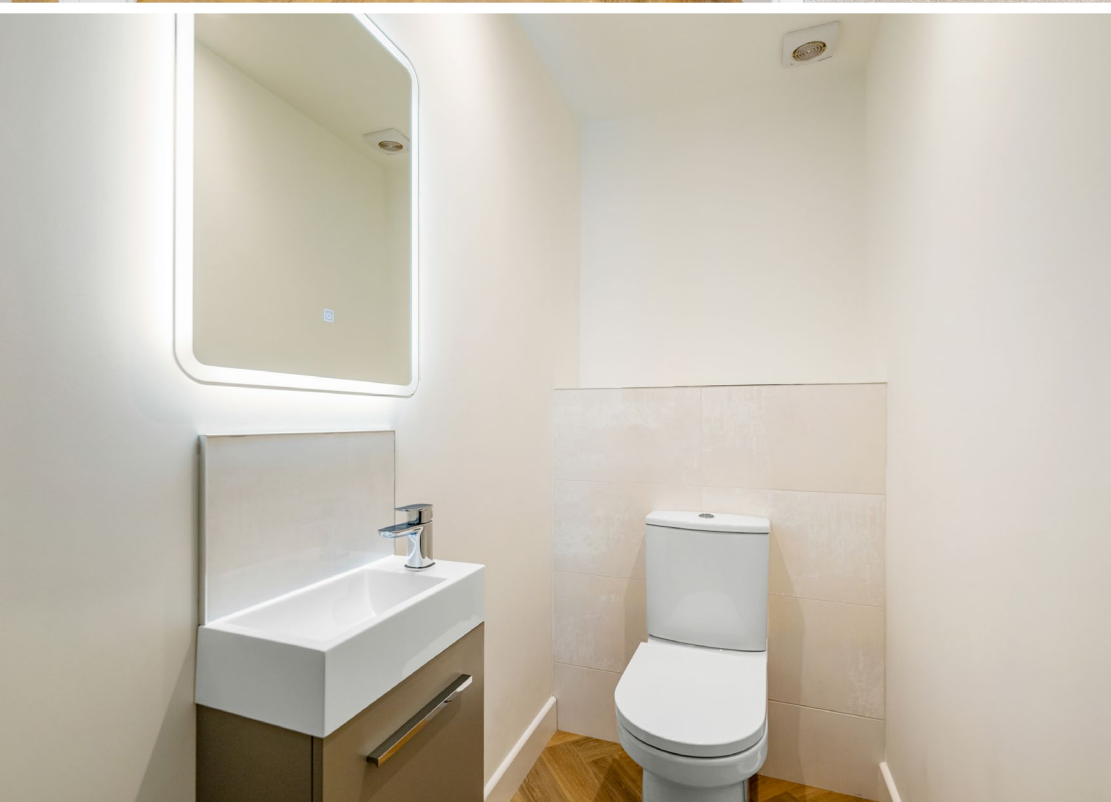
There will be a £2000 reservation fee payable to reserve the property whilst the legal transaction takes place

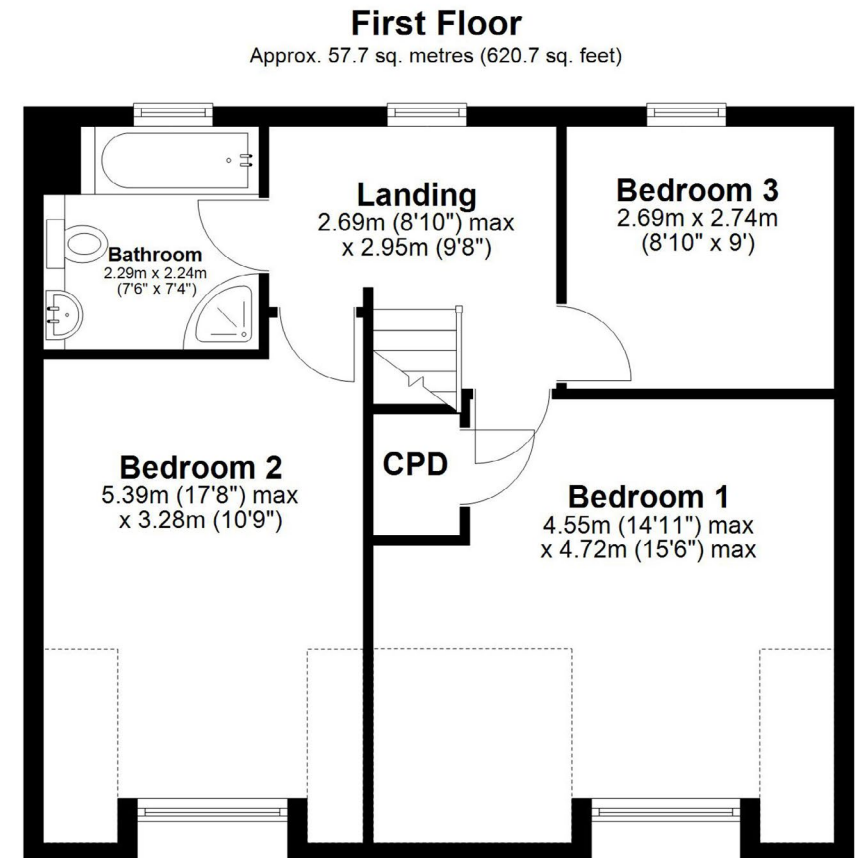
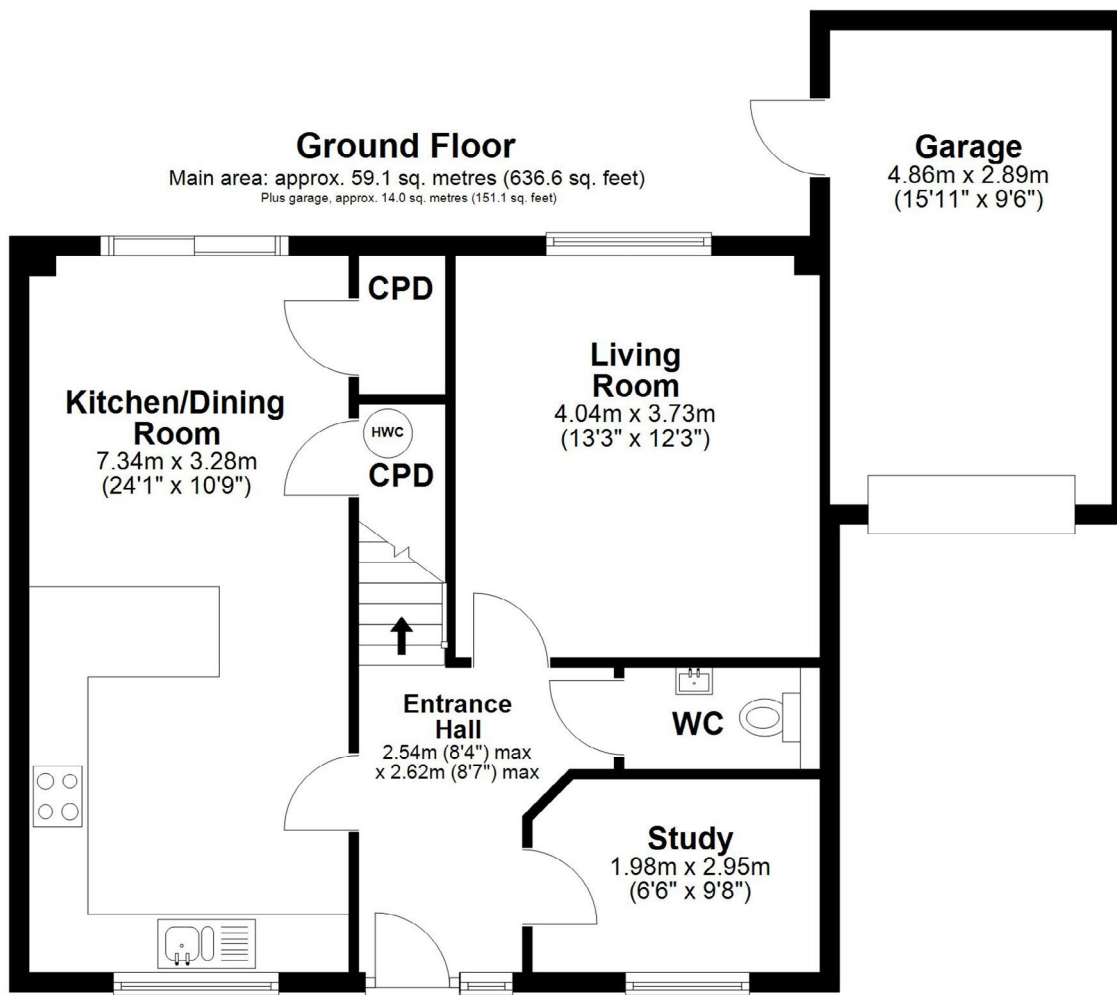
#### Build Warranty

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

#### 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.





Main area: Approx. 116.8 sq. metres (1257.3 sq. feet)  
Plus garage, approx. 14.0 sq. metres (151.1 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.

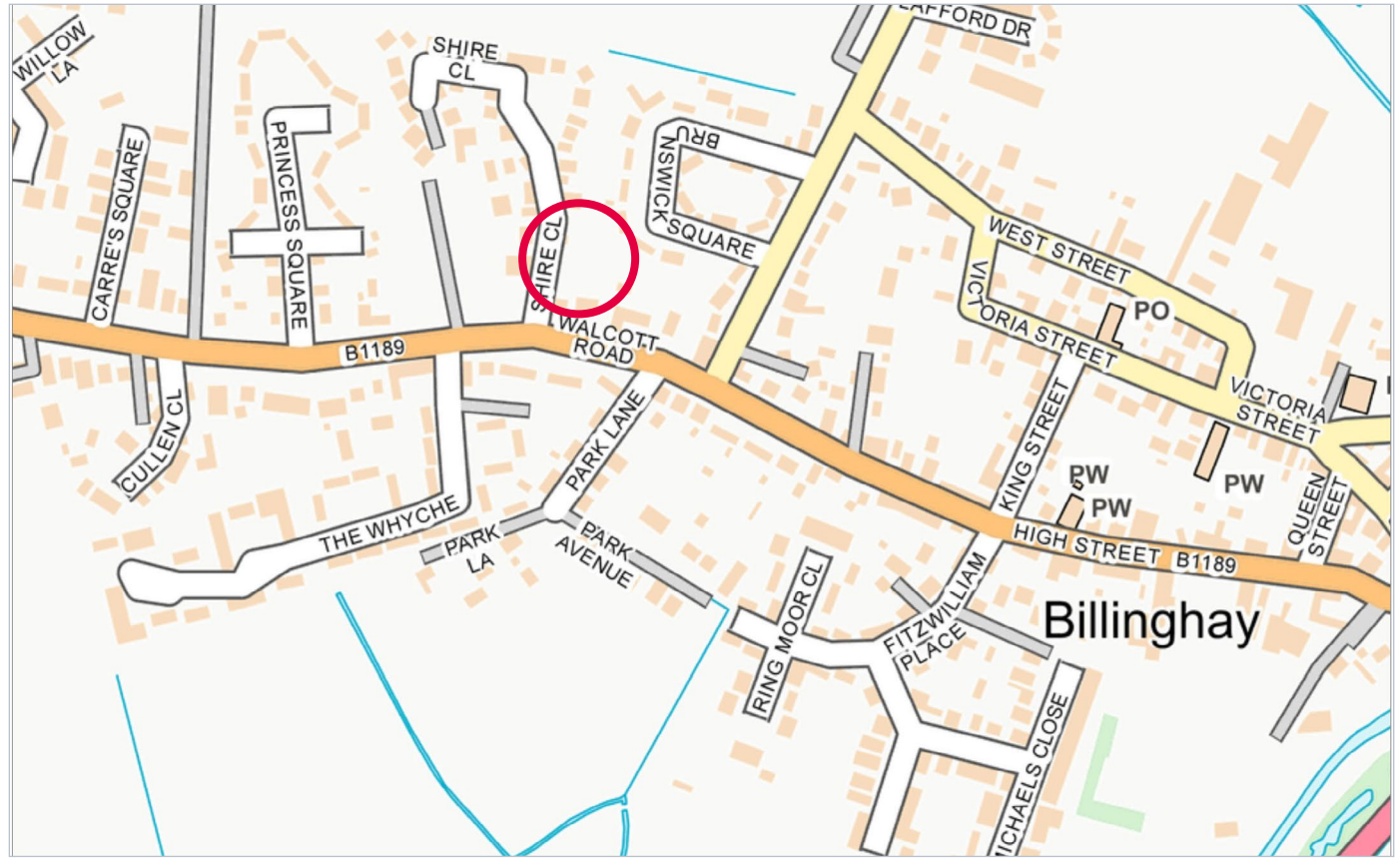
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Plan produced using PlanUp.

**2a Shire Close, Billingham**







#### Directions - LN4 4GR

Follow Walcott Road until you reach Billingham and then proceed through the village until you reach a left hand turn onto Shire Close where the property can be found on your right.

<https://what3words.com/famous.strutting.page>

#### 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.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Agent

James Mulhall

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#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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