



**St. Michaels Close, Billingham Lincoln LN4 4EZ**

**welcome to**

**St. Michaels Close, Billinghay Lincoln**

Extended detached home in a quiet Billinghay cul-de-sac with parking for multiple vehicles & garage. Offering entrance hall with WC, lounge, kitchen diner and spacious garden room. Rear garden with patio, lawn and powered outbuilding ideal as an office. Close to local amenities and transport links.



**Entrance Hall**

Having a radiator, tiled flooring, understairs cupboard and window to the front.

**Lounge**

There is an electric radiator, further radiator, TV point, laminate flooring and window to the front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, sink, double oven, electric hob, extractor, built-in fridge freezer, plumbing for washing machine, tiled flooring, side door and window to the rear.

**Garden Room**

Having a radiator, laminate flooring, side and rear windows and patio doors to the side.

**Cloakroom**

Fitted with a wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

**First Floor Landing**

Having an airing cupboard.

**Bedroom One**

There is a radiator, TV point and window to the rear.

**Bedroom Two**

Having a TV point, radiator, laminate flooring and window to the front.

**Bedroom Three**

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, cupboard, vinyl flooring and window to the side.

**Outside Front**

To the front of the property there is a driveway providing parking for two vehicles and lawn.

**Garage**

Having up and over door.

**Rear Garden**

The enclosed low maintenance rear garden has a lawn to the side, shed with power and sleeper flower beds.

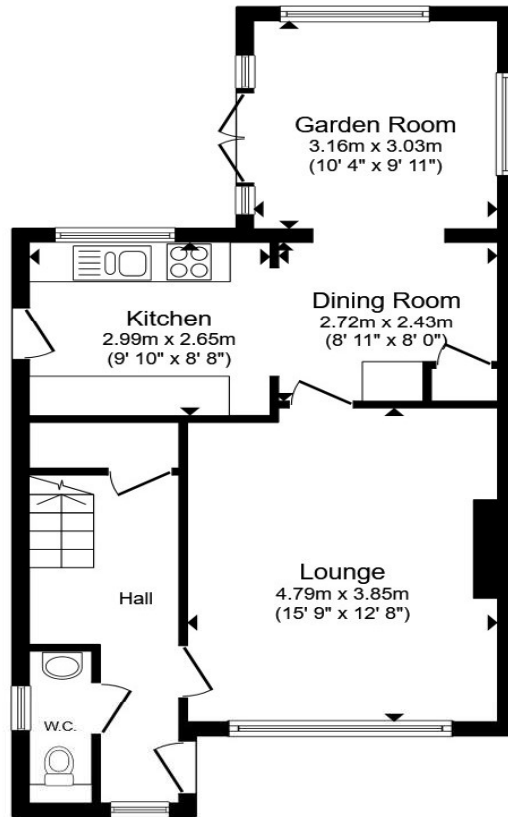
**Outbuilding**

With power, currently being used as a home office.

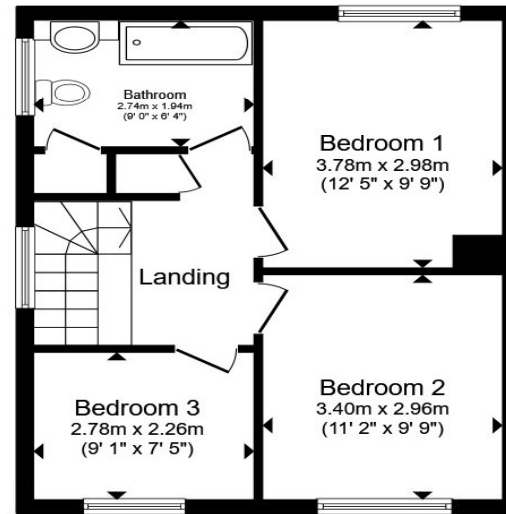


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**Ground Floor**



**First Floor**

Total floor area 97.6 m<sup>2</sup> (1,051 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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## **St. Michaels Close, Billinghamay Lincoln**

- Fantastic family home in quiet village location
- Generous downstairs space with garden room to rear
- Modern family bathroom
- Ample off-road parking and garage
- Walking distance of abundance of local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113047 - 0002

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