



West Street, Billingham Lincoln LN4 4HR

welcome to

West Street, Billingham Lincoln

Situated in the popular village of Billingham, this well-presented end-terraced townhouse offers spacious accommodation over three floors, ample parking, an enclosed rear garden, solar panels reducing running costs and is an ideal purchase for first-time buyers or growing families.



Entrance Hall

Having a radiator, LVT flooring and understairs cupboard.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, eye level oven, induction hob, plumbing for washing machine, integrated fridge freezer, LVT flooring and window to the front.

Lounge

Featuring a coal fire, two radiators, TV point, window and patio doors to the rear.

Cloakroom

Fitted with a wash hand basin, WC, radiator, LVT flooring and window to the front.

First Floor Landing

Having a storage cupboard, radiator and window to the front.

Bedroom Two

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

Bedroom Three

Having a radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Second Floor Landing

Having a cupboard.

Bedroom One

There is eaves storage, radiator and two velux style windows to the rear.

Ensuite

Fitted with shower cubicle, wash hand basin, WC, radiator, vinyl flooring and extractor.

Outside Front

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

Rear Garden

The enclosed rear garden is mainly laid to lawn with a patio, gravelled seating area and shed.

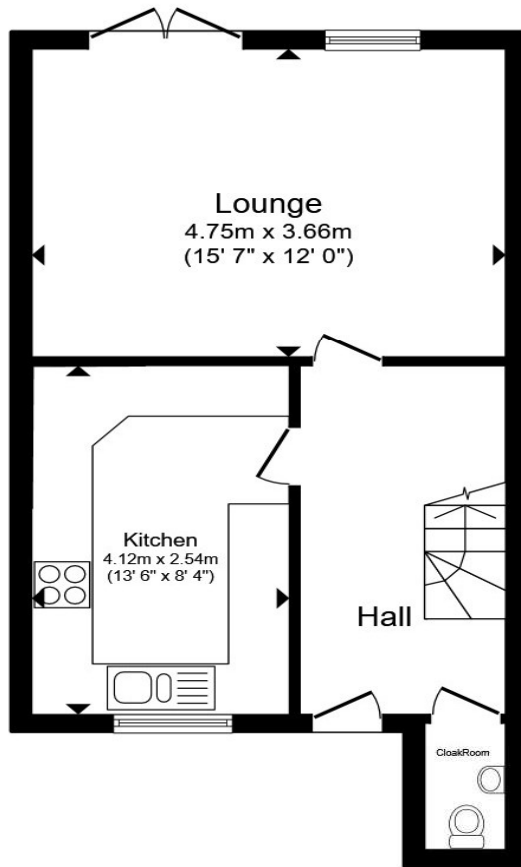
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

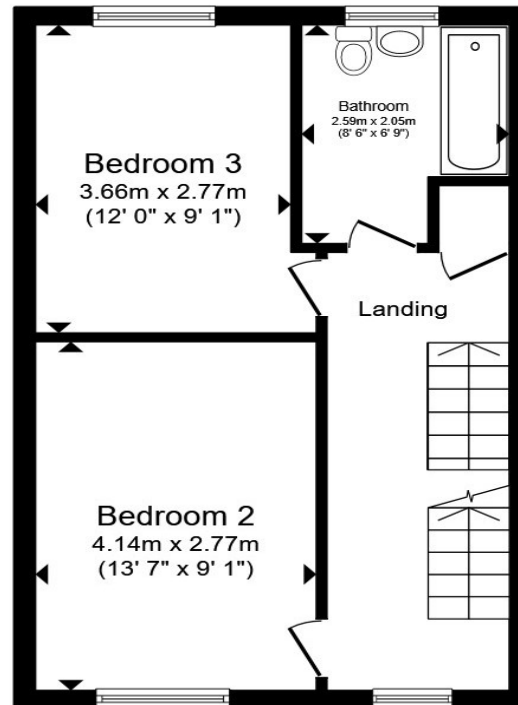


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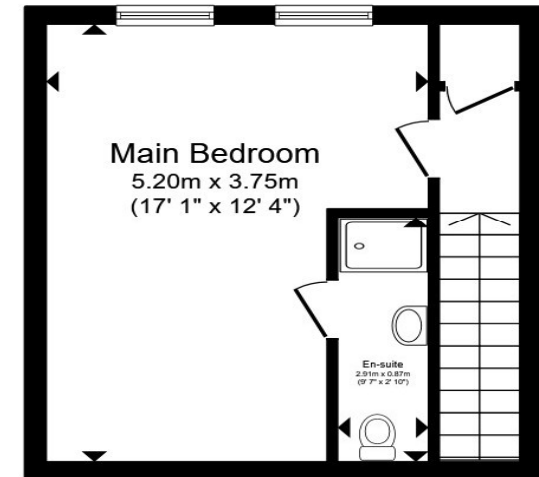




Ground Floor



First Floor



Second Floor

Total floor area 99.4 m² (1,070 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

welcome to

West Street, Billinghay Lincoln

- Multiple solar panels
- Three double bedrooms
- Recently fitted kitchen and flooring
- Larger than usual rear garden
- Ample parking to the front

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH111328 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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