



Mill Lane, Billingham Lincoln LN4 4ES

welcome to

Mill Lane, Billinghay Lincoln

Recently decorated semi-detached home in Mill Lane, Billinghay that is of Non-Standard construction. Featuring open plan lounge/kitchen/diner, utility with W/C, generous gardens to front and rear, plus driveway parking for multiple vehicles. This property is NO ONWARD CHAIN.



Entrance Hall

Having a radiator, wood flooring and window to the rear.

Open Plan Lounge Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, electric oven & hob, integrated fridge freezer, wood flooring, two radiators and three windows to the front and rear.

Utility

Having plumbing for washing machine, electric heater, tiled flooring and window to the rear.

Cloakroom

Fitted with a WC, tiled flooring, window and door to the side.

First Floor Landing

Having access to the loft and window to the rear.

Bedroom One

There is a radiator and window to the front.

Bedroom Two

Having a cupboard, radiator and window to the front.

Bedroom Three

There is a cupboard, radiator and window to the rear.

Bathroom

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

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles and large lawned area.

Rear Garden

The good-sized rear garden has a lawn and concrete area.



view this property online williamhbrown.co.uk/Property/SNH113143



welcome to

Mill Lane, Billinghay Lincoln

- Semi-detached home of non-standard construction
- Large gardens to front and rear
- Recently decorated throughout
- Popular village location
- NO ONWARD CHAIN

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

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH113143](https://www.williamhbrown.co.uk/Property/SNH113143)



Property Ref:
SNH113143 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)