



Shire Close, Billingham Lincoln LN4 4GR

welcome to

Shire Close, Billingham Lincoln

Situated in a quiet cul-de-sac in Billingham, this detached home offers flexible living with a lounge diner, kitchen, utility and cloakroom, plus a converted garage providing ground floor space. Gravelled driveway with ample parking and enclosed rear garden. Ideal for families or versatile living.



Entrance Hall

Having wood flooring and radiator.

Lounge Diner

Featuring a fireplace with electric fire, TV point, storage cupboard, three radiators, bay window to the front and patio doors to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, cooker, induction hob, space for fridge freezer, laminate flooring, radiator and window to the rear.

Utility

Having base units, sink, plumbing for washing machine, laminate flooring, radiator, window to the rear and door to the side.

Cloakroom

Fitted with a wash hand basin, WC, vinyl flooring, radiator and window to the side.

Office / Reception Room

Previously the garage which has been converted. Having a radiator, laminate flooring, access to the loft and window to the front.

First Floor Landing

Having access to the loft and cupboard.

Bedroom One

There is a radiator and window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator, vinyl flooring and window to the side.

Bedroom Two

Having a radiator and window to the rear.

Bedroom Three

There is a radiator and window to the rear.

Bathroom

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

Outside Front

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

Rear Garden

The enclosed rear garden has a lawn and patio.



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welcome to

Shire Close, Billinghay Lincoln

- Family home in popular residential area
- Walking distance to local amenities
- Converted garage to make office/reception
- Enclosed rear garden
- Driveway to front with ample parking

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:
SNH113201 - 0007

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