





Victoria Street, Billinghay Lincoln LN4 4HQ

william h brown

welcome to

Victoria Street, Billinghay Lincoln

A beautifully presented mid-terrace home situated in the popular village of Billinghay. Featuring an entrance hall, spacious lounge with multi-fuel burner, modern kitchen/diner, utility room and WC. Landscaped rear garden, garage, driveway parking and EV-ready charging provision.













Entrance Hall/ Cloakroom
Welcoming entrance hall with LVT flooring and access to the cloakroom. Cloakroom fitted with a wash hand basin and WC, vinyl flooring, and rear-aspect window.

Lounge
13' 11" x 13' 8" (4.24m x 4.17m)
Bright reception room with front-aspect window, brick fireplace with multi-fuel burner, LVT flooring, storage cupboard and electric radiator.

Kitchen
12' 4" x 9' 2" (3.76m x 2.79m)
Fitted with a range of wall and base units, tiled splashbacks, LVT flooring, electric cooker, hot water tap, space for a fridge freezer, rear aspect window and rear door

Utility Room
10' 3" x 7' 10" (3.12m x 2.39m)
Practically fitted with base units, LVT flooring, electric heater , ear door and space for washing machine and dryer.

First Floor Landing
Carpeted area with loft access.

Bedroom One
16' 8" x 14' 6" (5.08m x 4.42m)
Generous double room with two front aspect windows, carpeted flooring and electric heating.

Bedroom Two
9' 1" x 7' 2" (2.77m x 2.18m)
Versatile bedroom/study with rear-aspect window, carpeted flooring and electric heater.

Bathroom
9' 2" x 4' 8" (2.79m x 1.42m)
3 piece suit with a shower over the bath, wash hand basin and toilet. Vinyl flooring and a heated towel rail.

Rear Garden
Enclosed rear garden with patio area and low-maintenance AstroTurf

Parking
Driveway and Garage with up and over door to the rear of the property.

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.

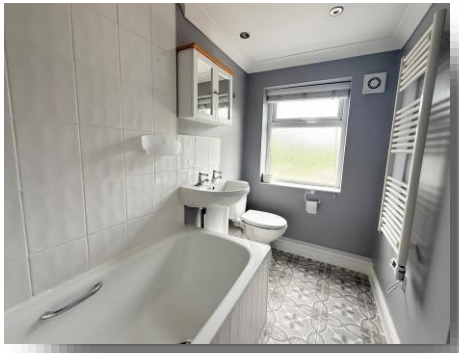
welcome to

Victoria Street, Billinghay Lincoln

- Modernised throughout to high standard
- Driveway and garage to rear
- Two double bedrooms
- Wired up for EV charger to the front
- Walking distance to local amenities

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

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113237

The Property Ombudsman

Property Ref:
SNH113237 - 0006

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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