



Victoria Street, Billingham Lincoln LN4 4HQ

welcome to

Victoria Street, Billinghamay Lincoln

A beautifully presented mid-terrace home situated in the popular village of Billinghamay. 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.

Landing

Carpeted area with loft access.

Bedroom 1

16' 8" x 14' 6" (5.08m x 4.42m)

Generous double room with two front aspect windows, carpeted flooring and electric heating.

Bedroom 2

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.



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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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113237 - 0003

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