

***PARK LANE,  
BILLINGHAY, LN4 4EE***



***£179,950***

***Located on a 'No Through Road' and offered to the market with No Forward Chain is this well presented Three Bedroom Semi Detached House, having Off Road Parking for two vehicles and generous gardens. The property benefits from Oil Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen, Bathroom and Three Bedrooms. Outside there are well designed gardens to the front and side and the rear garden is designed with ease of maintenance in mind and provides storage. To the side of the plot is a drive providing parking.***

**Location:**

Billingham is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, and has amenities to cater for most day to day needs.

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout, take the second exit and proceed through the villages of Anwick and North Kyme. Upon entering Billingham, take the first turning on the left into the High Street and take the fourth turning on the left into Park Lane. Proceed to the end of the road and bear right and the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having under stairs storage cupboard, smoke alarm and radiator.

**Lounge: 4.70m (15'5") x 3.45m (11'4")**

Having fire surround, picture rail and radiator.

**Kitchen: 4.70m (15'5") x 1.75m (5'9")**

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for Range cooker, space and plumbing for washing machine, tiled splashbacks, stainless steel extractor fan, space for fridge freezer and tumble dryer, smoke alarm, radiator and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having loft access and radiator.

**Bathroom:**

Being part tiled and having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, extractor fan and radiator.

**Bedroom 1: 4.70m (15'5") x 2.74m (9'0") max**

Having airing cupboard, picture rail and radiator.

**Bedroom 2: 3.15m (10'4") x 3.00m (9'10") max**

Having access to airing cupboard and radiator.

**Bedroom 3: 2.51m (8'3") x 2.34m (7'8")**

Having radiator.

**Outside:**

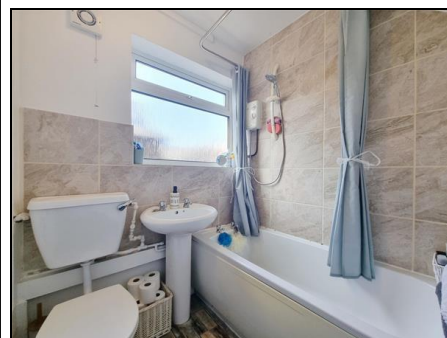
The front garden is laid mostly to lawn and is enclosed by a combination of timber fencing and mature hedging, with a paved path leading to the front entrance door. A gate provides access to the side garden with a good size lawn area, concrete path and a gravelled area with raised decking serving as a seating area. A concrete path leads to the rear where the oil tank is housed, with a patio area, large timber shed and further brick built outbuilding. A side gate leads to the driveway providing **Off Road Parking** for two vehicles.



**Lounge**



**Kitchen**



**Bathroom**



**Bedroom 1**



**Bedroom 2**

**Agents' Note:**

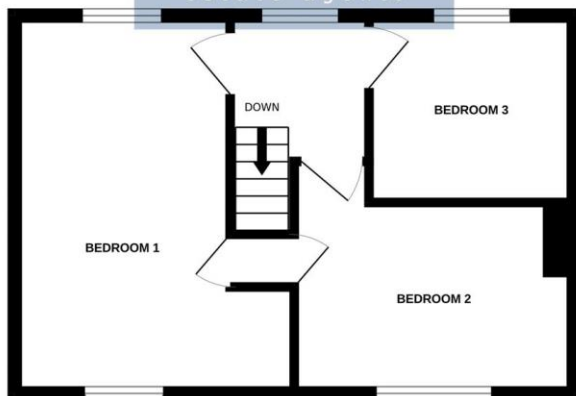
The vendor informs us the property is located on an unadopted road.

Council Tax Band A.

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Rear Garden**



**Further Aspect**




**Further Aspect**



**Parking Area**



**Front Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 03/09/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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