

72 High Street
Billinghay

MOUNT & MINSTER

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INTRODUCTION
A delightful detached three bedroom bungalow which is well positioned within the village of Billinghay being offered with no onward chain. The property briefly comprises, entrance hall, Kitchen/Diner, Lounge, three bedrooms, modern shower room and conservatory. The property further benefits from ample off road parking and an enclosed rear garden which is primarily laid to lawn with planted beds.

LOCATION
The village of Billinghay is with serviced with shopping and social facilities which are all within easy walking distance of the property, these include a Medical practice, CO-OP grocery store, tennis courts, outdoor swimming pool and several traditional public houses. The historic city of Lincoln and the popular village of Woodhall Spa is also only a short drive away.

OUTSIDE
To the front there is a gravel & tarmac driveway offering ample off street. The rear enclosed garden is principally laid to lawn with a paved patio area, edged borders well stocked with established plants, trees and shrubs, with fencing to all aspects and a side pedestrian access gate.

ACCOMMODATION

Entrance Hall

Kitchen/Dining room

Bedroom One

Bedroom two

Bedroom three

Shower room

Utility/Conservatory

METHOD OF SALE
Freehold with vacant possession on completion.

COUNCIL TAX BAND
Band: C
North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE
Rating: E

SERVICES
Mains water, and electricity, and wood burning stove.









VIEWINGS
By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS
Drafted following clients' instructions of October 2025.

ADDITIONAL INFORMATION
For further details, please contact Ellen Norris at Mount & Minster:
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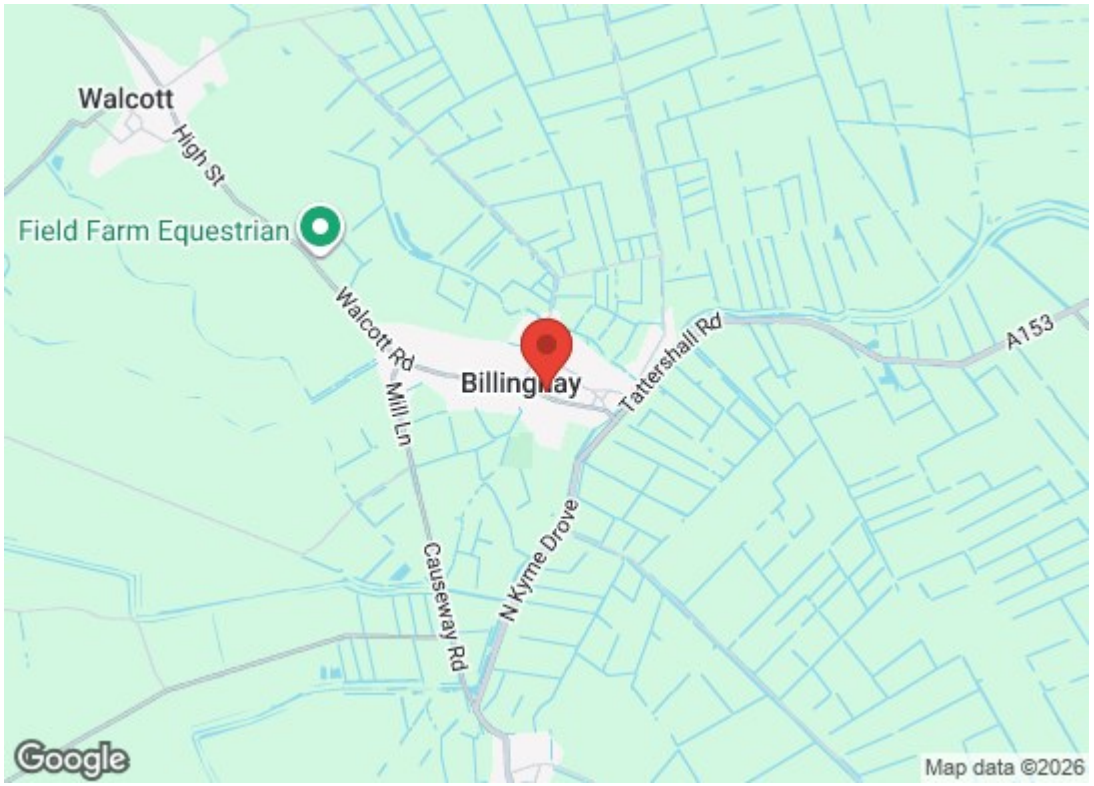


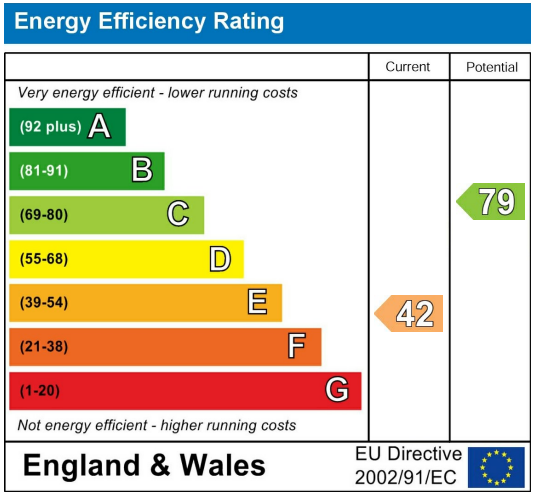


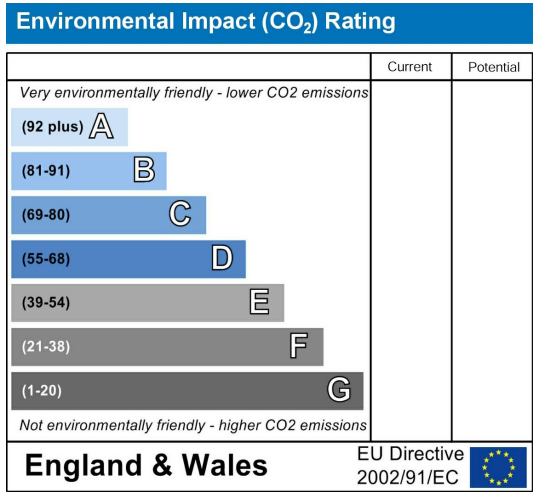












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