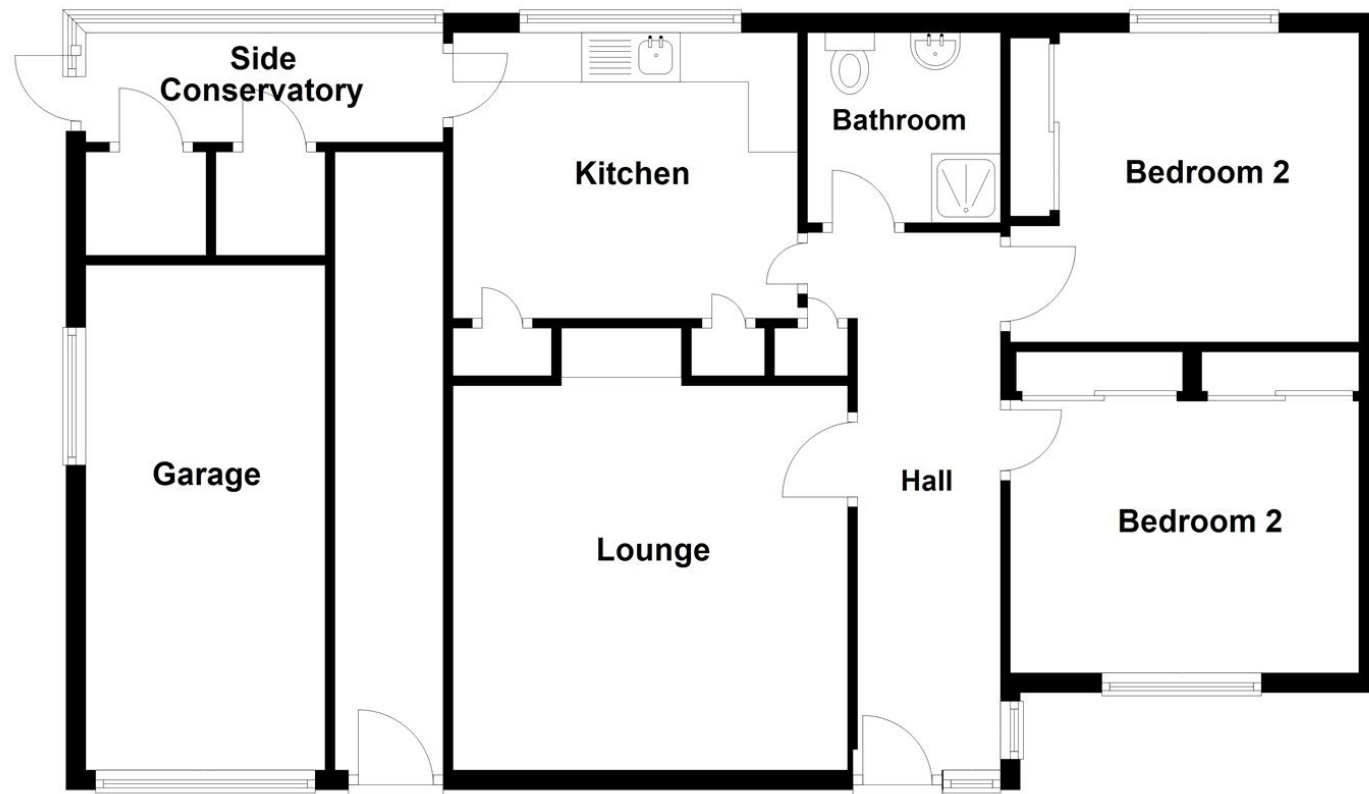


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 93.3 sq. metres (1003.8 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 sq. feet)



1 St. Michaels Close, Billingham, Lincoln, Lincolnshire, LN4 4EZ

£185,000 Freehold

Located in the well served and popular village of Billingham is this Two Bed Detached Bungalow positioned on a corner plot in a cul-de-sac just a short walk from the park and village centre.

Externally there is a concrete driveway offering off street parking which leads to the Garage and the Rear Garden. The rear garden is laid to low maintenance concrete with a small lawned area fencing to all aspects and a side gate.

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Side Conservatory, Family Bathroom & Garage.

Billingham offers many amenities including a highly reputable doctors' surgery, Co-Operative Supermarket, Pubs & many more.

TWO DOUBLE BEDROOMS | EXTREMELY SPACIOUS | WELL PROPORTIONED ACCOMMODATION | OFF STREET PARKING | GARAGE | FRONT & REAR GARDENS | CORNER PLOT | SIDE CONSERVATORY | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES



ACCOMMODATION

Entrance Hall

Lounge - 14'9" x 11'6" (4.5m x 3.5m)

Kitchen - 11'6" x 9'6" (3.5m x 2.9m)

Bedroom 1 - 11'7" x 10'8" (3.53m x 3.25m)

Bedroom 2 - 11'7" x 10'4" (3.53m x 3.15m)

Family Bathroom - 6'5" x 6'4" (1.96m x 1.93m)

Side Conservatory

Garage - 16'10" x 8' (5.13m x 2.44m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

