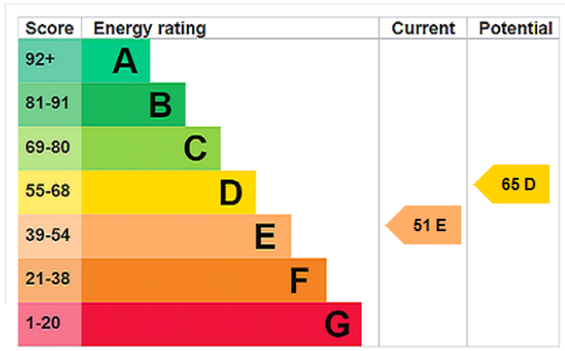
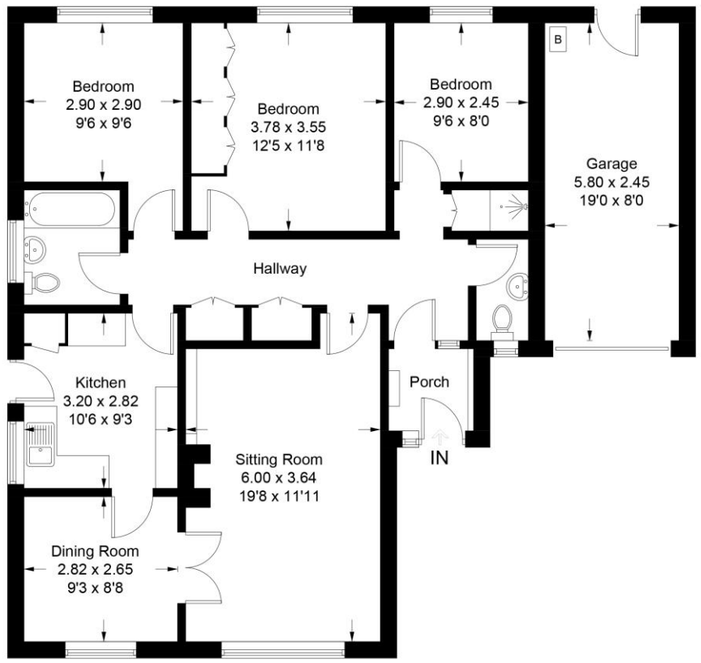
Lafford Drive, Billinghay, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



3 Lafford Drive

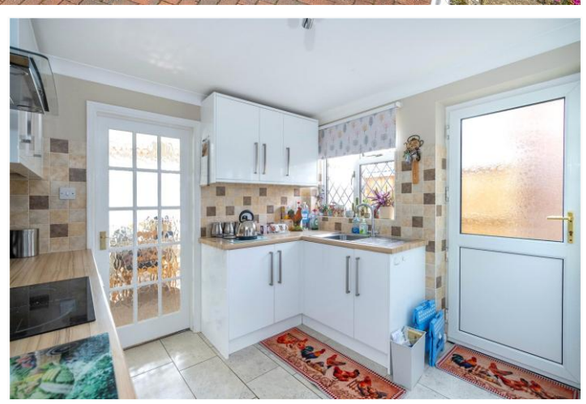
Approximate Gross Internal Are = 92.2 sq m / 992 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 106.5 sq m / 1146 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







3 Lafford Drive, Billinghay, Lincoln, Lincolnshire, LN4

£229,950 Freehold

Sitting in a quiet cul-de-sac in the sought after village of Billinghay, this Three Bedroom detached bungalow is offered for sale with no onward chain.

The property sits on the edge of the village but remains within easy reach of the centre and its amenities. The accommodation is surprisingly spacious and adaptable, making it well-suited to both families and those looking to downsize.

Detached Family Bungalow | Three Double Bedrooms | Block Paved Driveway | Garage | Oil CH & uPVC d/glazing | Enclosed Private Garden | Popular Village Location | Cul-De-Sac | Close to Amenities















DESCRIPTION

The layout includes an entrance hall, lounge, kitchen, dining room, three double bedrooms, and a family bathroom. The home also benefits from oil-fired central heating and uPVC double glazing.

Outside, a block-paved driveway provides ample parking and leads to the garage. The gardens are a good size, mainly laid to lawn with a large paved patio area.

Billinghay is a well-served village with a range of amenities including shops, a primary school, doctors' surgery, and local pubs. There are good road links to nearby towns such as Sleaford and Lincoln, making it convenient for both commuting

ACCOMMODATION

Porch

Entrance Hall

Cloakroom

Kitchen - 10'6" x 9'3" (3.2m x 2.82m)

Dining Room - 9'3" x 8'8" (2.82m x 2.64m)

Living Room - 19'8" x 11'11" (6m x 3.63m)

Bedroom One - 12'5" x 11'8" (3.78m x 3.56m)

Bedroom Two - 9'6" x 9'6" (2.9m x 2.9m)

Bedroom Three - 9'6" x 8' (2.9m x 2.44m)

Bathroom

Garage - 19' x 8' (5.8m x 2.44m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.