



- Semi Detached Airey House
- 4 Bedrooms
- Extended to the Ground Floor
- Generous Open Plan Living

- 2 Bathrooms
- Large South-West Facing Corner Plot
- Substantial Timber Garage
- Installed Solar Panels

Mill Close, Billingham, LN4 4ET
£240,000





Located in the popular village of Billingham, this extended and immaculately presented four-bedroom semi-detached Airey house enjoys a fantastic South-West facing garden. Being of a steel structure build, it has undergone a full structural repair scheme to expected standards and possesses a valid PRC (Precast Reinforced Concrete) Certificate, making it suitable for mortgage lending purposes through specialist lenders. The property has been modernised throughout by the current owner to a high standard and features an impressive open-plan lounge, kitchen, and diner, alongside a versatile utility room. The ground floor is completed by an extended fourth bedroom complete with a modern en-suite. Upstairs, the property offers three further well-proportioned bedrooms and a contemporary family bathroom. Positioned on a generous South-West facing corner plot, the exterior boasts an expansive driveway, a substantial timber garage (23'2" x 16'5") and a beautifully maintained non-overlooked rear garden. Early viewing is highly recommended to fully appreciate the size and quality of this home. A



Open Plan Lounge / Kitchen / Diner

A beautifully presented, light, and airy open-plan living space. Entered via a composite entrance door, the lounge area features a newly added fireplace with surround, TV and BT points, and French doors leading out to the rear garden. The seamless layout flows into the modern kitchen-diner, which comprises a comprehensive range of base and eye-level units with work surfaces over. High-quality integrated appliances include a dishwasher, fridge-freezer, and SMEG double oven and a four-ring induction hob with a window to the front aspect. The dining area offers additional built-in storage units, large kitchen island used for dining and a second set of French doors to the garden. The entire room is finished with premium Karndean flooring and heated by vertical radiators. A beautifully presented, light, and airy open-plan living space. Entered via a composite entrance door, the lounge area features a newly added fireplace with surround, TV and BT points, and French doors leading out to the rear garden. The seamless layout flows into the modern kitchen-diner, which comprises a comprehensive range of base and eye-level units with work surfaces over. High-quality integrated appliances include a dishwasher, fridge-freezer, and SMEG double oven and a four-ring induction hob with a window to the front aspect. The dining area offers additional built-in storage units, large kitchen island used for dining and a second set of French doors to the garden. The entire room is finished with premium Karndean flooring and heated by vertical radiators.

Utility Room

7' 6" x 4' 0" (2.28m x 1.22m)

A practical space offering plumbing and space for laundry appliances with work surface over, a window to the front aspect, and a radiator, access to bedroom four/additional reception room. Bedroom Four

Bedroom Four

12' 10" x 12' 4" (3.91m x 3.76m)

Forming part of the ground-floor extension, this spacious double bedroom features French doors opening directly onto the rear garden, a newly fitted fireplace with surround, loft access and a radiator. Access to:

En-Suite Shower Room

A modern three-piece suite comprising a walk-in mains-fed shower with a rain-effect head, a hand wash basin set into a vanity unit with storage below, and a low-level WC. Completed with a window to the side aspect, a chrome heated towel rail, and a radiator.

Landing

With glass balustrade stairs rising from the ground floor, a window to the side aspect, and access to the loft space (ladder, boiler 2019 and partially boarded).

Bedroom One

13' 11" x 10' 11" (4.24m x 3.32m)

A generous main bedroom with a uPVC double glazed window to the rear aspect with fitted blind and a radiator.

Bedroom Two

11' 8" x 10' 11" (3.55m x 3.32m)

A double bedroom featuring a built-in storage cupboard, a uPVC double glazed window to the rear aspect with fitted blind, and a radiator.

Bedroom 3

10' 7" x 6' 10" (3.22m x 2.08m)

A versatile room with a uPVC double glazed window to the front aspect with fitted blind and a radiator.

Family Bathroom

A contemporary three-piece suite comprising a panelled bath with a mains-fed shower and rain-effect head over, a hand wash basin set into a vanity unit with storage beneath, and a low-level WC. Features a heated towel rail and a window to the side aspect, finished with Aquaboard surround.

Garage

16' 5" x 23' 2" (5.00m x 7.06m)

A large timber garage recently maintained and equipped with an electric roller door, multiple power points, and a personal side door.

Gardens & Parking

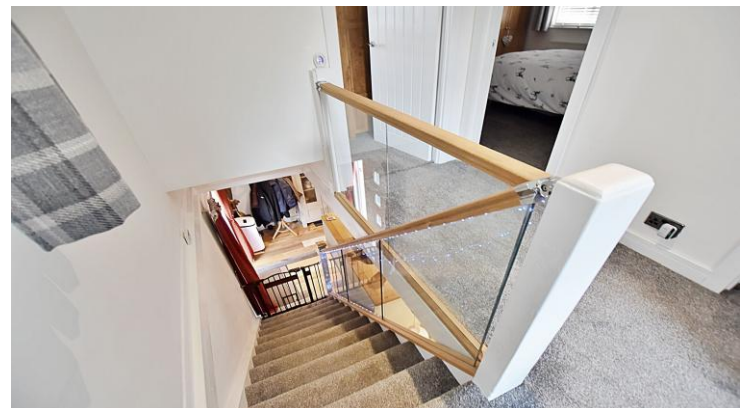
The front of the property features a tarmac driveway alongside a large gravelled area, providing ample off-road parking for multiple vehicles, with convenient side access leading to the rear. The extensive, South-West facing rear corner plot is predominantly laid to lawn, complemented by a sizeable decking area perfect for outdoor entertaining, the timber garage, and an additional timber storage shed.

Agents Note 1:

Please note that this property was originally of non-standard Airey construction. However, it has undergone a full structural repair scheme to traditional brick-and-block standards and possesses a valid PRC (Precast Reinforced Concrete) Certificate, making it suitable for mortgage lending purposes through specialist lenders. Please contact our office to speak with recommended mortgage advisors regarding available lending options. The property also features leased solar panels; full lease details are currently being compiled.

Agents Note 2:

The property comes with leased solar panels which are maintained annually. For further information, please contact Starkey&Brown.

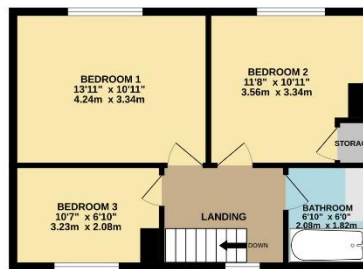




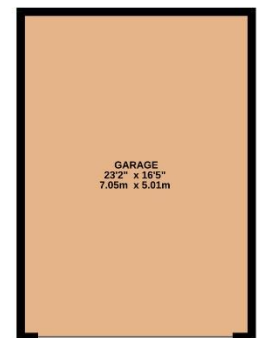
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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