



15 Barley Lane  
Billinghay, Lincoln, Lincolnshire, LN4 4GW

£269,950

## 4 Bedroom Detached House

- Freehold
- Extended 4 bedroom detached family home
- Spacious L-shaped living dining kitchen
- Separate 20ft lounge
- Refitted family bathroom plus en-suite to main bedroom
- Ground floor bedroom offering flexible living space
- Utility room and boot/rear lobby
- Private enclosed rear garden
- Driveway parking and detached garage
- Cul-de-sac location within walking distance of village amenities
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 15 Barley Lane, Billingham, Lincoln, Lincolnshire, LN4 4GW](#)



## Overview

Located within a quiet cul-de-sac and within easy walking distance of the centre of Billingham, this extended and upgraded four-bedroom detached family home offers generous, flexible accommodation ideally suited to modern living. The property has been thoughtfully improved over time and is well presented throughout, making it ready for immediate occupation.



Then accommodation extends to some 1348 sqft. The ground floor is centred around a spacious L-shaped living dining kitchen, created by a full-length extension across the back and providing an excellent social space for everyday family life and entertaining. A separate 20ft lounge offers a comfortable retreat, while the layout is further enhanced by a utility room, rear lobby/boot room and cloakroom.

Upstairs, the property offers three double bedrooms in addition to a versatile ground floor fourth bedroom, with all bedrooms benefiting from built-in wardrobes. The family bathroom has been refitted, complementing the en-suite to the main bedroom and enhancing the home's modern feel.

Externally, the property enjoys a private enclosed rear garden, ample driveway parking and a detached garage, completing this well-balanced and practical family home in a popular village setting.





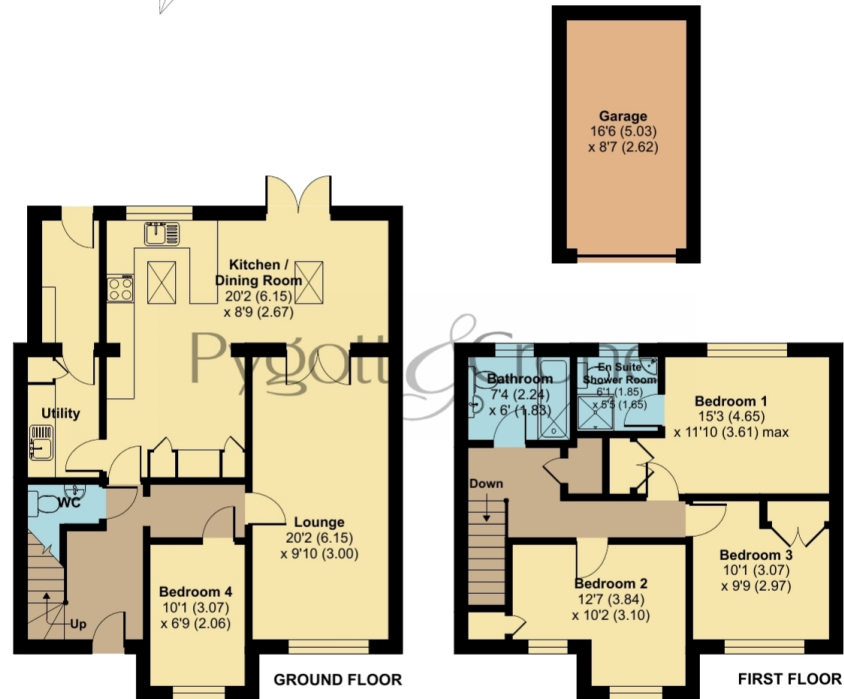
# Barley Lane, Billingham, Lincoln, LN4

Approximate Area = 1348 sq ft / 125.2 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1419752



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