



50 Skirth Road  
Billinghay, Lincoln, Lincolnshire, LN4 4AZ

£225,000

## 3 Bedroom Detached Bungalow

- Freehold
- Spacious accommodation some 936 sqft
- 2 double bedrooms & shower room
- Potential to reconfigure a 3rd generous bedroom
- Air source heat pump, underfloor heating
- UPVC double glazing
- Large garden backs on to river bank
- Detached garage, car port & driveway
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 50 Skirth Road, Billingham, Lincoln, Lincolnshire, LN4 4AZ](#)



## Overview

Offered for sale with no onward chain is this established, individual detached bungalow pleasantly situated toward the outskirts of the village and yet not too far from the village centre. Another feature is that it backs on to the bank of the River Skirth providing a delightful aspect to the rear. The property has been well maintained and presented and features under floor air source heat pump central heating and uPVC double glazing.

The accommodation is quite versatile and could easily be re-configured to create a generously proportioned third bedroom from the large dining kitchen. It extends to some 936sqft and briefly comprises entrance hall, main hallway, dual aspect lounge, two double bedrooms, shower room and a large dual aspect dining kitchen.

Outside a block paved driveway provides parking and leads to car port and detached garage behind which is a large timber workshop. The generous rear garden is laid mainly to lawn which extends to the side of the bungalow as well. Viewing recommended to fully appreciate.

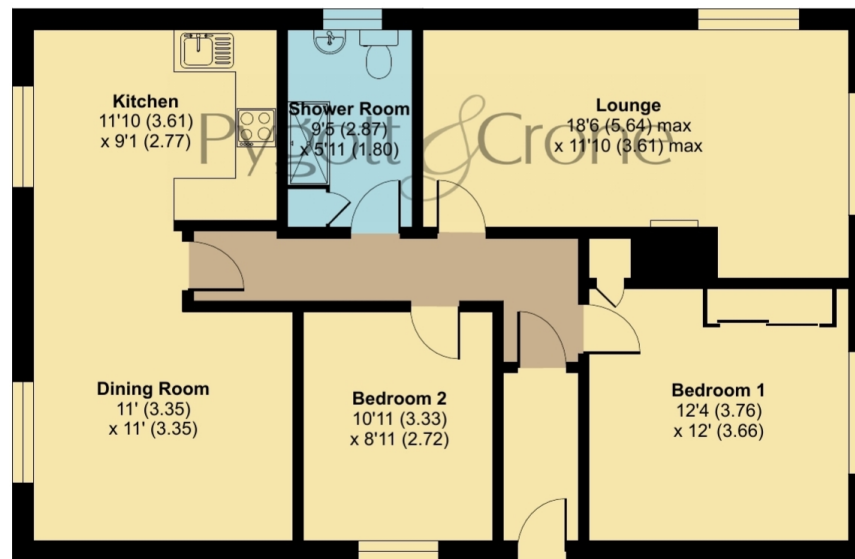
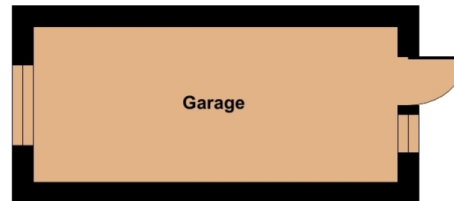




# Skirth Road, Billingham, Lincoln, LN4

Approximate Area = 936 sq ft / 87 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 2025. Produced for Pygott & Crone. REF: 1284628



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