



Pygott
& Crone
FOR SALE
0800 9177 404



Sundown, Tattershall Road
Billinghay, Lincoln, Lincolnshire, LN4 4DD

£160,000

Land (Residential)

- Freehold
- Excellent re development opportunity
- No onward chain
- Demolition of existing bungalow & erection of replacement dwelling
- Vendor will demolish existing
- Overall some 2acres (STS)
- Semi rural but accessible location
- Proposed dwelling is an attractive 3 bedroom home
- Planning reference 24/0348/FUL
- Includse site, paddock & woodland



Overview

An excellent redevelopment opportunity in a semi rural yet accessible location adjacent to the A153 affording good access to surrounding towns and villages. It extends in total to some 2 acres (STS) including paddock, woodland and site itself. Planning permission was granted by NKDC under reference 24/0348/FUL on 06.08.2024 for the demolition of existing bungalow and erection of replacement dwelling.

The proposed dwelling is an attractive cottage style house with three double bedrooms, en suite, main bathroom, lounge diner, kitchen, utility & WC.

Please follow the link below to the NKDC planning portal

LINK TO PLANNING

<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=SAJCUELL04Q00&activeTab=summary>





Proposed Principal (West) Elevation

Proposed North Elevation



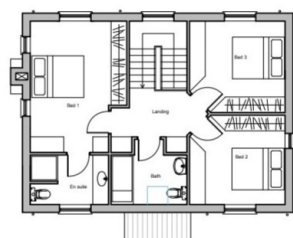
Proposed East Elevation



Proposed South Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan





Location



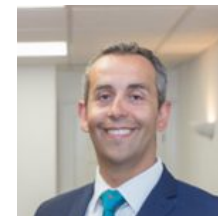
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

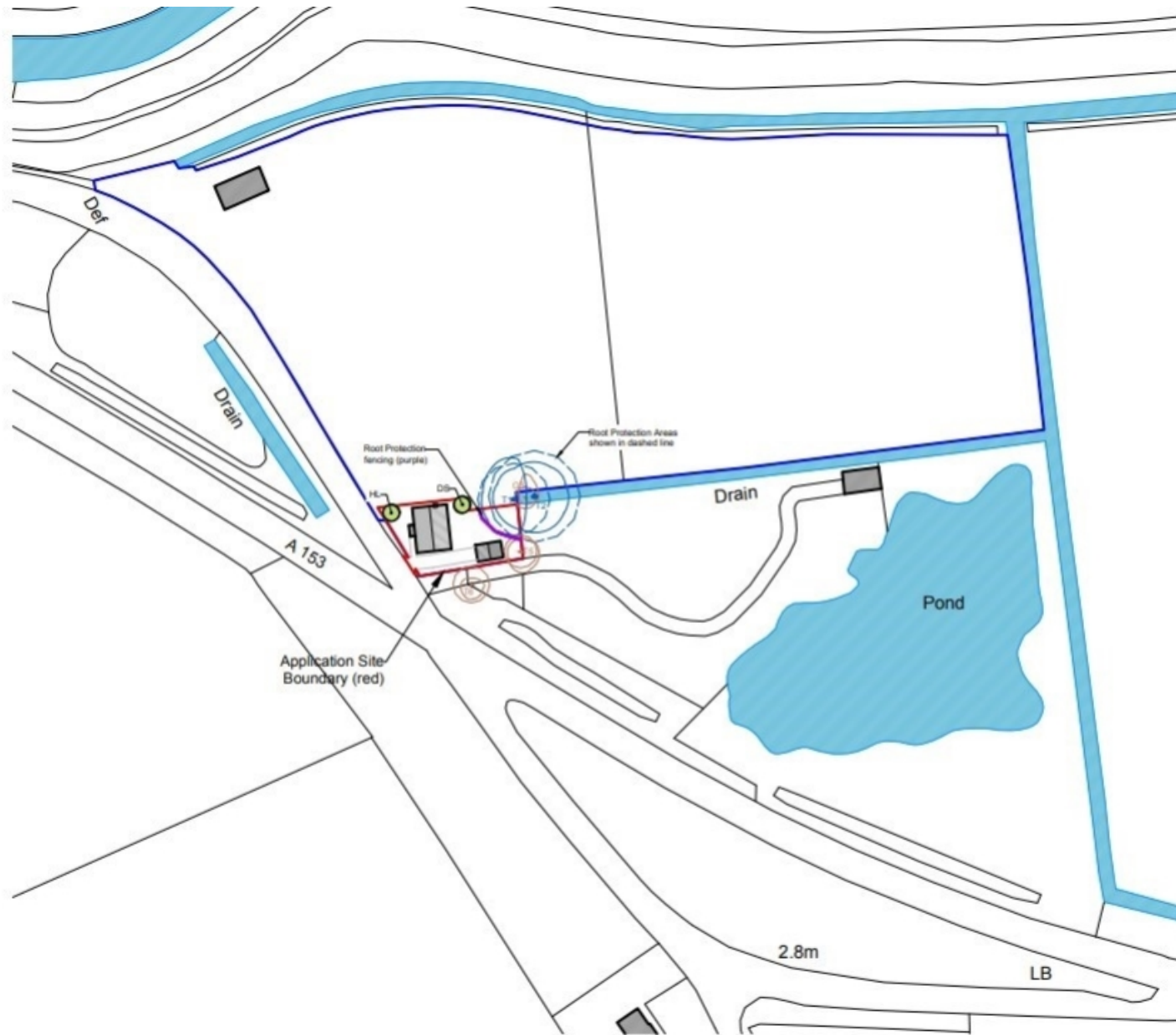
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



An advertisement for Pygott & Crone. On the left, there is a red logo with the text 'Pygott & Crone'. To its right is a grey badge that says 'Platinum Trusted Service Award' with five stars and '2021 feefo'. The main text reads 'Book your free, property valuation.' Below this are three service highlights, each with an icon: a laptop for '24/7 Customer Service', a hand holding a coin for '£0 Upfront Fees to Pay', and a house for 'On average, 98% of asking price achieved'. The background of the ad is a close-up of a smiling woman with blonde hair looking at a laptop screen.

An advertisement for the Pygott Plus+ mobile app. The background is a solid red color. At the top left, the text 'Pygott Plus+' is written in white. Below it, the text 'YOUR PERSONAL PROPERTY JOURNEY' is written in white. To the right of this text is a smartphone displaying the app's login screen. The screen shows the URL 'pygott-crone.com/register/' at the top, followed by 'Welcome to Pygott Plus+', three plus signs, and input fields for 'Email address' and 'Password', with a 'Login' button at the bottom. To the left of the smartphone, there is a list of five features, each preceded by a plus sign: 'Register your buyer's criteria', 'Access online viewings', 'Access property documents', 'Available 24/7 wherever you are', and 'Easy to activate, easy to use'.





Proposed Site Location Plan

Houses. Homes. Harmony.



Sundown, Tattershall Road, Billingham
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333