



Pygott
& Crone

7 Princess Square
Billinghay, Lincoln, Lincolnshire, LN4 4EJ

£250,000

3 Bedroom Detached House

- Freehold
- Stunning family home
- Extensively refurbished
- Convenient for village centre
- Superb kitchen with vaulted ceiling
- Garden room with insulated roof
- Free standing bath & walk in shower
- Attached garage & driveway
- Attractively landscaped, generous rear garden
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 7 Princess Square, Billinghay, Lincoln, Lincolnshire, LN4 4EJ](#)



Overview

Stunning three bedroom family home that has been reconfigured and extensively refurbished by the present vendors and in the agents opinion must be viewed to be fully appreciated and avoid disappointment. The property enjoys a cul de sac location convenient for the village centre and amenities and also the well regarded doctors surgery. Features include re wiring, new doors, oil fired central heating, uPVC double glazing, air conditioning, together with re fitted kitchen etc.

The accommodation extends to some 1158 sqft. It includes a hallway, dual aspect lounge with French doors to the gardens, superb dining kitchen with semi vaulted ceiling and built in appliances, utility room, WC, and garden room with insulated roof and French doors to the decking area. To the first floor are three bedrooms and beautiful bathroom with free standing bath and walk in shower.

Outside to the front a double width block paved driveway provides ample parking and leads to the garage. The rear garden is another great feature of the property both in size and content. It is a generous size and includes lawn together with a variety of shrubs and trees. There is extensive decking for sitting out and outbuildings include summerhouse, workshop/shed with power and a useful storage area for oil tank and logs.





Princess Square, Billinghay, Lincoln, LN4

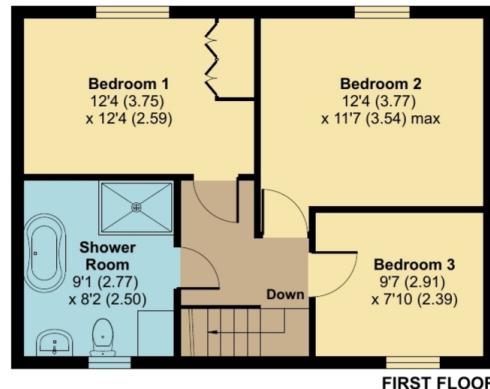


Approximate Area = 1158 sq ft / 107.5 sq m

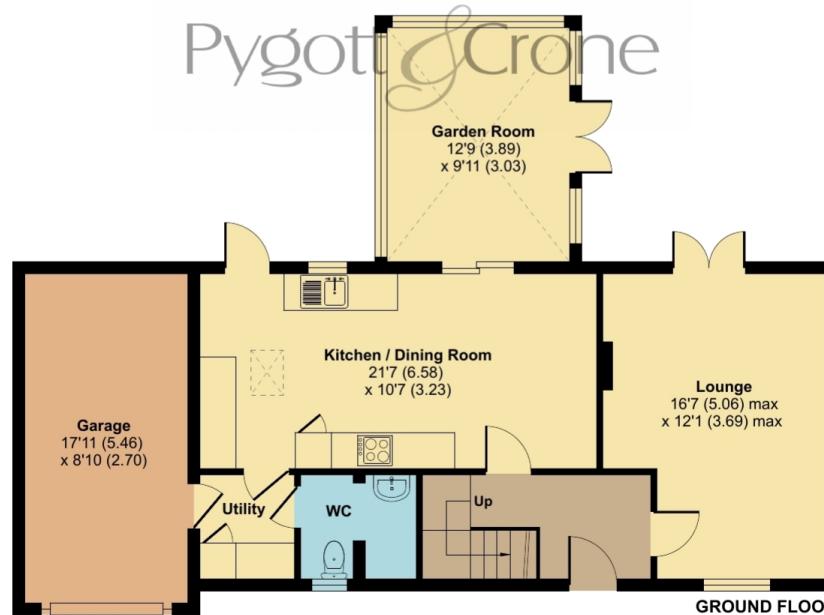
Garage = 159 sq ft / 14.7 sq m

Total = 1317 sq ft / 122.2 sq m

For identification only - Not to scale



Pygott & Crone



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025.
Produced for Pygott & Crone. REF: 1316830



Location



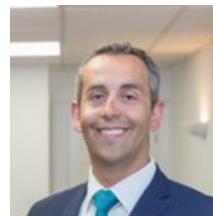
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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.





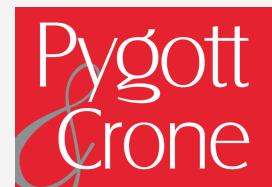


An advertisement for Pygott & Crone. At the top left is the company logo 'Pygott & Crone' in red. To its right is a 'Platinum Trusted Service Award' badge from 2021, featuring five stars and the text 'feefo'. The main headline 'Book your free, property valuation.' is displayed in white. Below the headline are three bullet points with icons: a laptop for '24/7 Customer Service', a key for '£0 Upfront Fees to Pay', and a house for 'On average, 98% of asking price achieved'. To the right of the text is a close-up photograph of a woman with blonde hair smiling and looking at a laptop screen.

An advertisement for Pygott Plus+. The top half has a red background with the text 'Pygott Plus+' in white. Below this, the text 'YOUR PERSONAL PROPERTY JOURNEY' is displayed in white. To the right is a smartphone showing the 'Welcome to Pygott Plus+' screen of the app. The app interface includes a login form with fields for 'Email address' and 'Password', and a 'Login' button. The background of the app screen shows a red gradient with three white plus signs.



Houses. Homes. Harmony.



7 Princess Square, Billinghay
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333