



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, Billingham, 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.









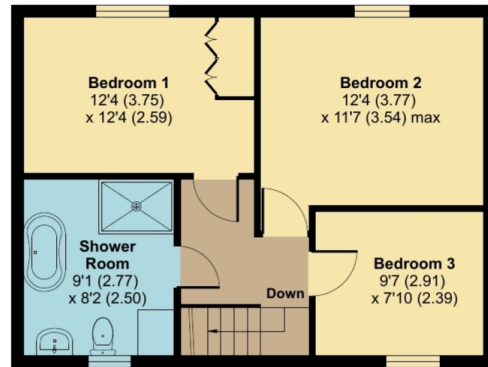
## Princess Square, Billingham, Lincoln, LN4

Approximate Area = 1158 sq ft / 107.5 sq m

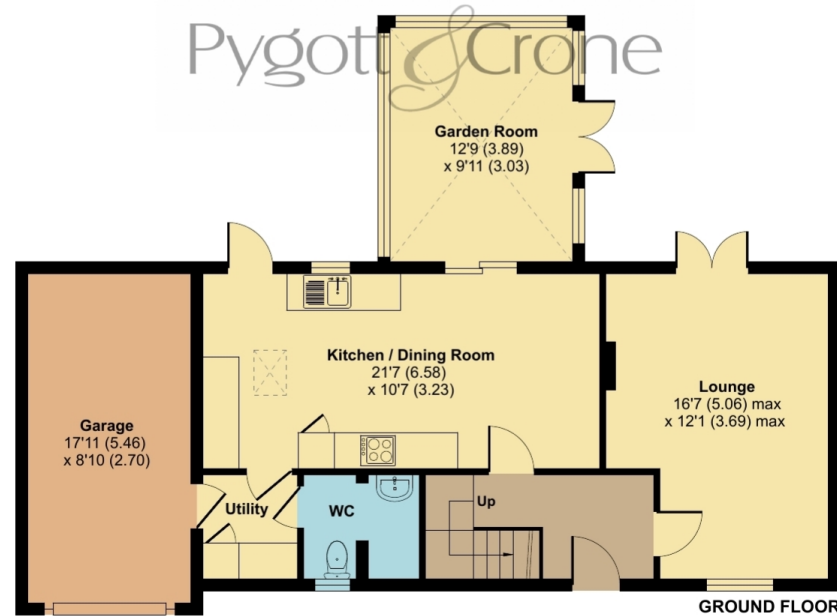
Garage = 159 sq ft / 14.7 sq m

Total = 1317 sq ft / 122.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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







## Location



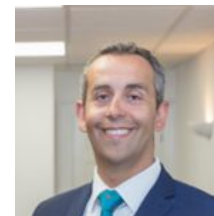
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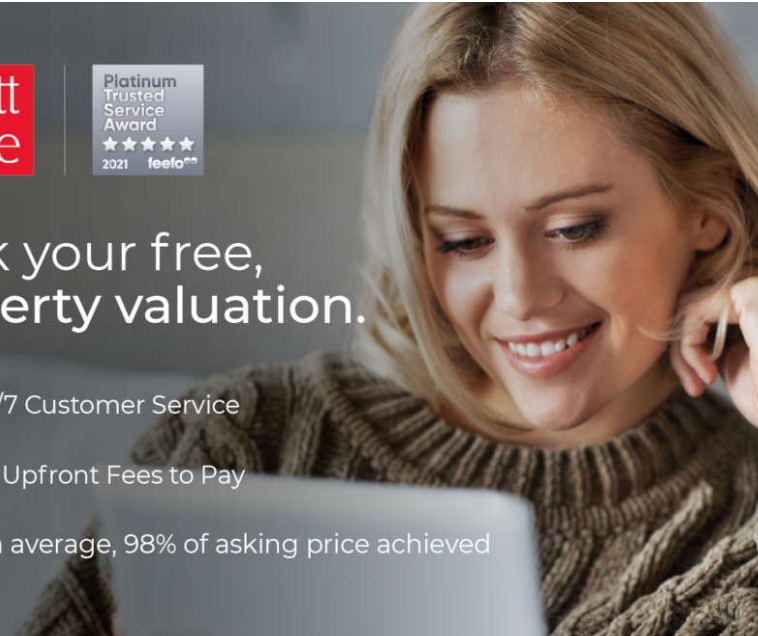




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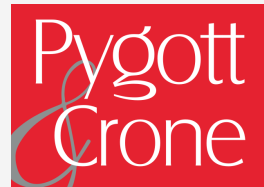
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