



6 Orchard Close
Billinghay, Lincoln, Lincolnshire, LN4 4FJ

£200,000

3 Bedroom Semi-Detached House

- Freehold
- No onward chain
- 3 storey family home
- Spacious accommodation some 1006 sqft
- Main generous double bedroom with En-suite
- Box room/study on first floor
- Together with 2 further bedrooms & bathroom
- Larger than average garage & garden
- Oil CH & uPVC double glazing
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 6 Orchard Close, Billingham, Lincoln, Lincolnshire, LN4 4FJ](#)



Overview

Offered for sale with no onward chain is this well presented, three storey family home offering particularly spacious accommodation extending to some 1006 sqft and featuring oil fired central heating and uPVC double glazing. The property is located in a cul de sac on this popular development built by reputable builders Allison Homes. Early viewing recommended to fully appreciate and avoid disappointment.

The accommodation includes hallway, cloakroom, lounge, dining kitchen with doors to garden, first floor landing serving two bedrooms, main bathroom and box room/study with further stairs to the second floor. Here there is the main generous double bedroom with built in wardrobes and an En-suite shower room.

Outside a driveway to the front providing off street parking and leading to the generously sized attached garage. A gated pathway leads to the rear garden which is enclosed and includes patio, lawn and decking.

AGENT'S NOTE: The initial part of the driveway is shared.





Orchard Close, Billingham, Lincoln, LN4

Approximate Area = 1006 sq ft / 93.4 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1199 sq ft / 111.3 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1332436



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