



37 Field Road
Billinghay, Lincoln, Lincolnshire, LN4 4EA

£215,000

3 Bedroom Detached House

- Freehold
- No onward chain
- Detached family home in a popular village setting
- Open rural views to the rear
- Bright dual-aspect living room with garden access
- Fitted wardrobes in two bedrooms
- Utility room and downstairs WC
- Off-street parking and detached garage
- Private rear garden ideal for families or entertaining
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 37 Field Road, Billingham, Lincoln, Lincolnshire, LN4 4EA](#)



Overview

Offered with no onward chain, this delightful three-bedroom detached family home is pleasantly located on this popular development built by Allison Homes and enjoys open rural views to the rear. Features include oil fired central heating and uPVC double glazing.

The bright, dual-aspect reception room provides a comfortable and inviting space for family life, with French doors opening directly onto the rear garden. The adjoining dining area and kitchen are complemented by a separate utility room and convenient downstairs WC, adding to the home's everyday functionality. Upstairs, there are three bedrooms and modern family bathroom.

Externally, the property benefits from a private rear garden backing onto open fields, offering a sense of peace and privacy rarely found. A driveway and detached single garage provide off-street parking and additional storage.

Ideal opportunity for buyers seeking a relaxed village lifestyle within easy reach of local amenities and transport links.

AGENTS NOTE The initial part of the driveway is shared with No 39 Field Road.





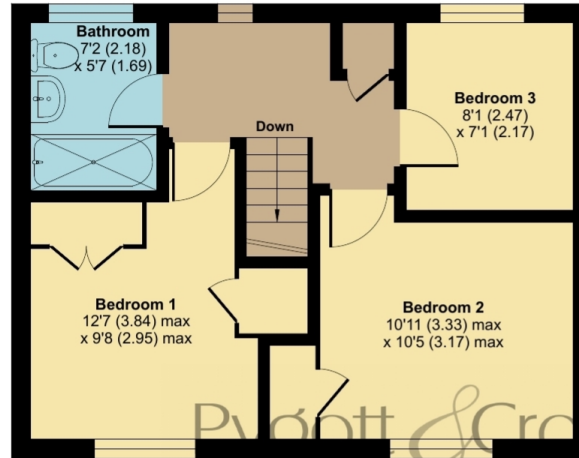
Field Road, Billingham, Lincoln, LN4

Approximate Area = 820 sq ft / 76.1 sq m

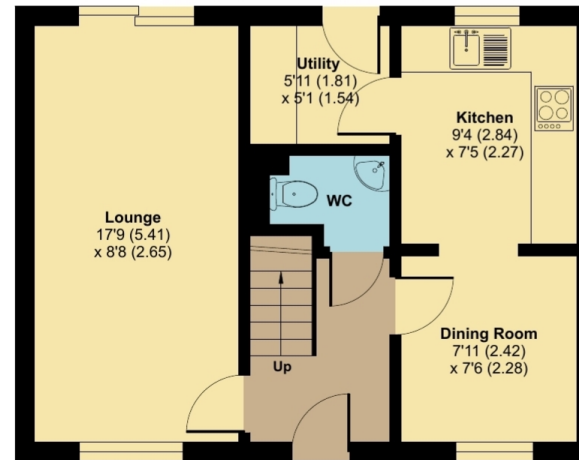
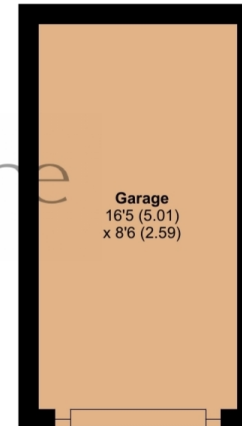
Garage = 140 sq ft / 13 sq m

Total = 960 sq ft / 89.1 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: 1370366



Location



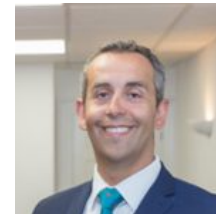
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is on the market with our Sleaford branch

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