



11 Carr Gate
Billinghay, Lincoln, Lincolnshire, LN4 4HD

£319,950

4 Bedroom Detached House

- Freehold
- Spacious detached family home in cul-de-sac position
- 4 generous bedrooms all with fitted wardrobes
- Versatile study or potential fifth ground floor bedroom
- Lounge with bay window and feature open fireplace
- Breakfast kitchen with hob & double oven
- Recently re-fitted family bathroom and en suite shower room
- Extensive driveway and detached double garage with electric door
- West facing rear gardens overlooking adjacent countryside
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 11 Carr Gate, Billingham, Lincoln, Lincolnshire, LN4 4HD](#)



Overview

This well-presented detached family home occupies an enviable position at the end of a small cul-de-sac development built by Lindum Homes, situated on the edge of the village and enjoying attractive views over adjacent countryside. Offering spacious and versatile accommodation ideal for modern family living, the property has been further enhanced by the current owners and benefits from oil fired central heating, uPVC double glazing and 12 solar panels providing a feed-in tariff.



The accommodation extends to some 1,241sqft and briefly comprises an entrance hallway, cloakroom, spacious lounge with bay window and fireplace nook, separate dining room, conservatory and a versatile study or potential fifth ground floor bedroom. A well-appointed breakfast kitchen features an hob and double oven, whilst a separate utility room provides additional practicality. The property has also been upgraded with stylish LVT flooring to the ground floor, adding a contemporary finish.

To the first floor are four generous bedrooms, all benefitting from fitted wardrobes, together with an en suite shower room to the principal bedroom and a recently re-fitted family bathroom.

Outside, the property stands within attractive gardens extending mainly to the rear which are West facing, enjoying open aspects towards neighbouring fields. An extensive driveway provides ample parking and leads to a detached One and Half sized garage with electric door. An American-style fridge freezer is also available by separate negotiation. Viewing is highly recommended to fully appreciate the space, setting and quality of accommodation on offer.

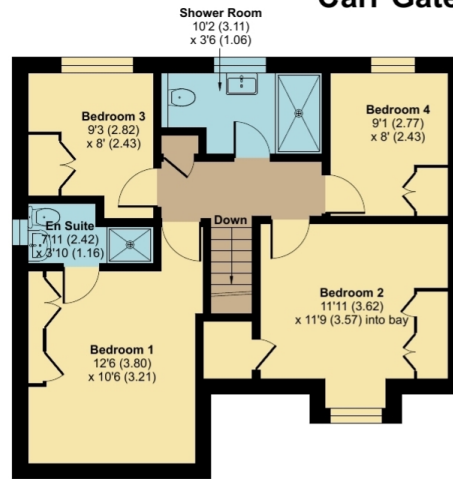




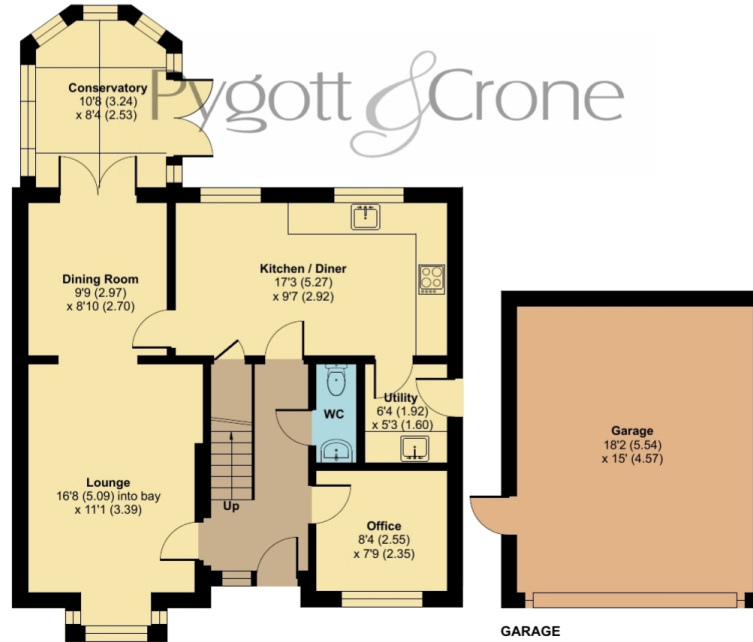
Carr Gate, Billingham, Lincoln, LN4

Approximate Area = 1333 sq ft / 123.8 sq m
 Garage = 273 sq ft / 25.3 sq m
 Total = 1606 sq ft / 149.1sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Pygott & Crone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1459073



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.









Houses. Homes. Harmony.



11 Carr Gate, Billingham
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333