

Pygott & Crone

2 Baker Street

Billinghay, Lincolnshire, LN4 4FL

£220,000

3 Bedroom End Of Terrace House

- Freehold
- No Onward Chain
- 3 Bedrooms & En-suite
- End Of Terrace With Off Road Parking
- Immaculate Throughout
- Downstairs WC
- Large Plot & Recently Landscaped Garden
- Owned Solar Panels With Export Income & Battery Storage

  Which Majorly Reduces Energy Costs
- Potential For An EV Charger To Be Installed
- EPC Rating - B, Council Tax Band - A

Click here to access the Energy Performance Certificate for 2 Baker Street, Billinghay, Lincolnshire, LN4 4FL





Overview

Situated within the popular village of Billinghay, this beautifully presented three-bedroom end-terrace property offers modern, energy-efficient living, having been built in 2023 by a reputable local builder. Immaculately maintained throughout, the property offers well-proportioned accommodation extending to approximately 870 sq ft, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.

The ground floor comprises a welcoming entrance hallway with a useful downstairs WC, a spacious lounge providing an excellent space for relaxation, and an impressive kitchen/dining room fitted with a range of modern units and integrated AEG appliances. The kitchen provides ample preparation and storage space, with the dining area offering plenty of room for entertaining and everyday family life.

To the first floor, there are three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. There is also a modern family bathroom serving the remaining bedrooms.





Externally, the property enjoys an attractive end-terrace position with off-road parking and a recently landscaped rear garden, which has been thoughtfully improved to provide an appealing outdoor space.

Further benefits include a fully owned solar panel installation with battery storage, offering the potential to reduce electricity costs through on-site generation, with the additional opportunity to export surplus electricity back to the National Grid through the Smart Export Guarantee (SEG), subject to the relevant tariff and eligibility. The property is also heated via an air source heat pump, providing an efficient alternative to traditional heating systems. There is also potential to install a domestic EV charging point within the off-road parking area, subject to the necessary technical requirements and permissions.

Having been constructed in 2023, the property also benefits from approximately seven years remaining on its NHBC warranty, providing additional peace of mind for the incoming purchaser.

Agents Note: The vendor has made us aware that there is an annual maintenance fee of approximately £150.






HOME


Dove

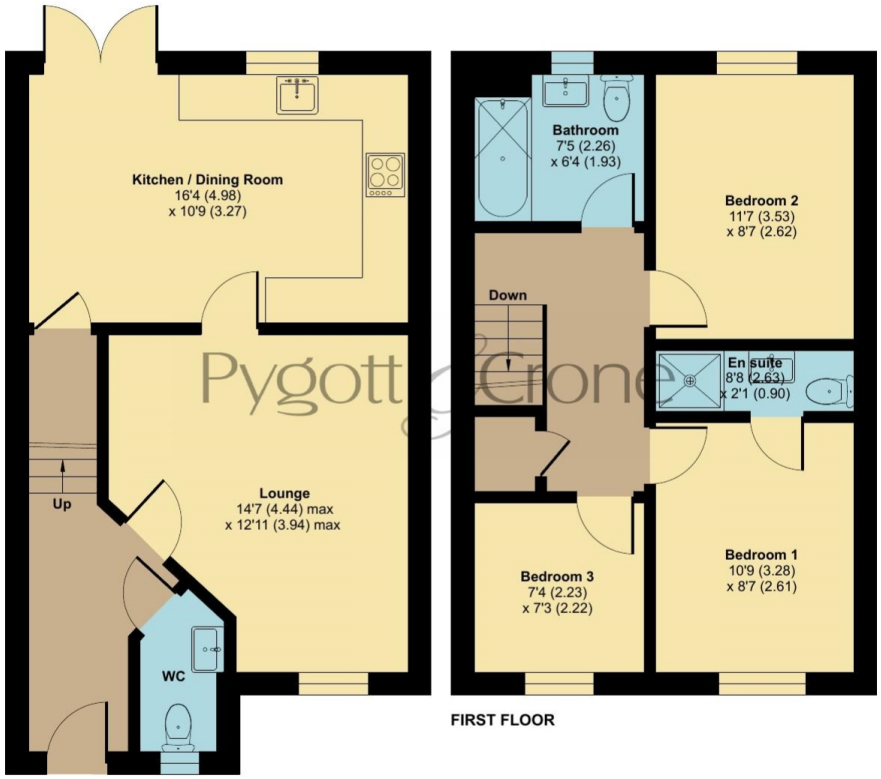




Baker Street, Billinghay, Lincoln, LN4

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1540988









Location



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Ewan Waterhouse
Mortgage Adviser
0330 912 0007

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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.

























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Pygott & Crone

2 Baker Street, Billinghay
is on the market with our Sleaford branch

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