

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

>> **price**

£135,000

Tenure: Freehold

>> **key features**

- > Semi-detached home of non-standard construction
- > Large gardens to front and rear
- > Recently decorated throughout
- > Popular village location
- > NO ONWARD CHAIN
- > EPC Rating: F

>> **short description**

CASH BUYERS ONLY

Recently decorated semi-detached home in Mill Lane, Billinghay that is of Non-Standard construction. Featuring open plan lounge/kitchen/diner, utility with W/C, generous gardens to front and rear, plus driveway parking for multiple vehicles. This property is NO ONWARD CHAIN.

>> **long description**

CASH BUYERS ONLY

Situated in the popular village of Billinghay, this well-presented three bedroom semi-detached home on Mill Lane offers spacious accommodation, generous gardens and ample parking, making it an ideal purchase for first-time buyers, families or investors alike. Offered for sale with no onward chain, the property has been recently decorated throughout and is ready for immediate occupation.

To the front, the property benefits from a substantial lawned garden alongside a driveway providing off-road parking for multiple vehicles. Internally, the accommodation comprises an entrance hall leading into a spacious open plan lounge, kitchen and dining area, creating a sociable and versatile living space. There is also a useful utility room and ground floor W/C. To the first floor are two well-proportioned double bedrooms, a further single bedroom and a family bathroom.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

Externally, the property continues to impress with a good-sized enclosed rear garden offering plenty of outdoor space for families, entertaining or gardening enthusiasts.

Please note the property is of non-standard construction and buyers are advised to seek advice from their lender regarding mortgage suitability.

>> **directions**

>> **Agent Note**

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

>> **room description**

Entrance Hall

Having a radiator, wood flooring and window to the rear.

Open Plan Lounge Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, electric oven & hob, integrated fridge freezer, wood flooring, two radiators and three windows to the front and rear.

Utility

Having plumbing for washing machine, electric heater, tiled flooring and window to the rear.

Cloakroom

Fitted with a WC, tiled flooring, window and door to the side.

First Floor Landing

Having access to the loft and window to the rear.

Bedroom One

There is a radiator and window to the front.

Bedroom Two

Having a cupboard, radiator and window to the front.

Bedroom Three

There is a cupboard, radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles and large lawned area.

Rear Garden

The good-sized rear garden has a lawn and concrete area.

property details **approval form**

7 Mill Lane, Billingham, Lincoln, Lincolnshire, LN4 4ES
Date: 04 September 2026 **Property Ref and Version:** SNH113143 - 0003

>> **room description**

property details **approval form**

7 Mill Lane, Billingham, Lincoln, Lincolnshire, LN4 4ES
Date: 04 September 2026 **Property Ref and Version:** SNH113143 - 0003

>> **room description**

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

>> **property images**



Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

property details **approval form**

7 Mill Lane, Billingham, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

>> **property images**



Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES

Date: 04 September 2026

Property Ref and Version: SNH113143 - 0003

>> **property images**



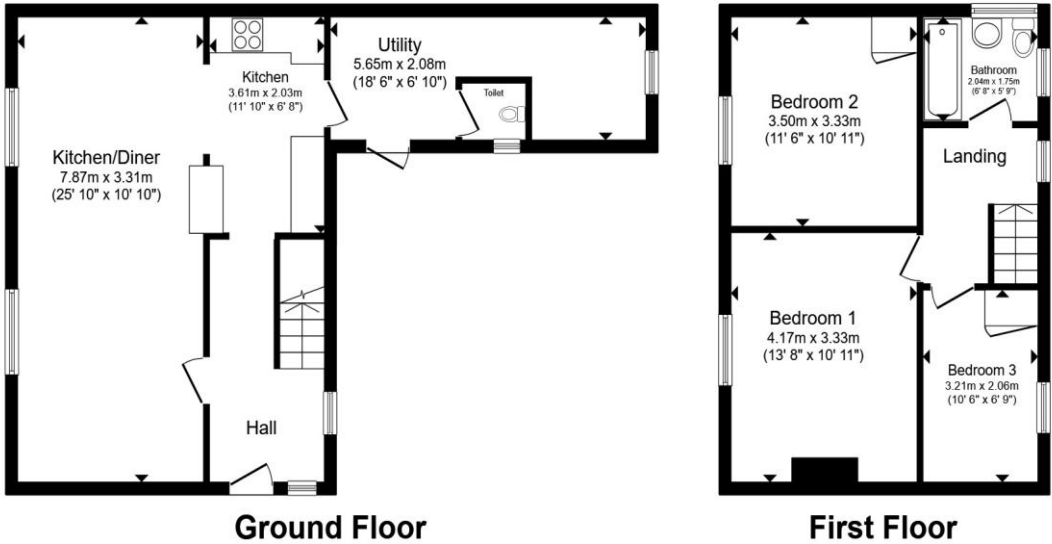
Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

property details **approval form**

7 Mill Lane, Billinghay, Lincoln, Lincolnshire, LN4 4ES
Date: 04 September 2026 **Property Ref and Version:** SNH113143 - 0003

>> floor plan



Total floor area 97.2 m² (1,046 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Elliot Pogson		
Mr S. Best		