

property details **approval form**

99 High Street, Billingham, Lincoln, Lincolnshire, England, LN4 4ED

Date: 22 September 2026

Property Ref and Version: SNH113444 - 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

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>> **price**

£125,000

Tenure: Freehold

>> **key features**

- > Spacious terrace house
- > Two double bedrooms
- > Large rear garden
- > Perfect for first time buyers or investors
- > NO ONWARD CHAIN
- > EPC Rating: Awaiting

>> **short description**

This spacious terraced home boasts a generous lounge, large kitchen/diner, downstairs W/C, well-proportioned bedrooms and family bathroom. Enjoy a large enclosed rear garden, on-street parking and easy access to local amenities. Ideal for first-time buyers or investors. NO ONWARD CHAIN.

>> **long description**

Situated in the popular village of Billingham, 99 High Street offers an excellent opportunity for first-time buyers and investors alike. This spacious two-bedroom terraced property benefits from well-proportioned accommodation, a large enclosed rear garden and convenient access to local amenities.

Upon entering, you are welcomed into a spacious lounge, leading through to a large kitchen/diner with ample space for everyday dining and entertaining. A downstairs W/C completes the ground floor. Upstairs, the property features two generously sized double bedrooms and a family bathroom.

Externally, the home boasts a large enclosed rear garden, offering an ideal space for relaxation, entertaining and gardening. The property also benefits from on-street parking.

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Located within walking distance of Billingham's local amenities, this property is ideally positioned for convenient access to everyday essentials and village facilities.

Whether you're a first-time buyer looking for a spacious home or an investor seeking a rental opportunity, 99 High Street offers generous accommodation, outdoor space and a convenient village location.

>> **directions**

>> **Agent Note**

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>> room description

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **room description**

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>> **room description**

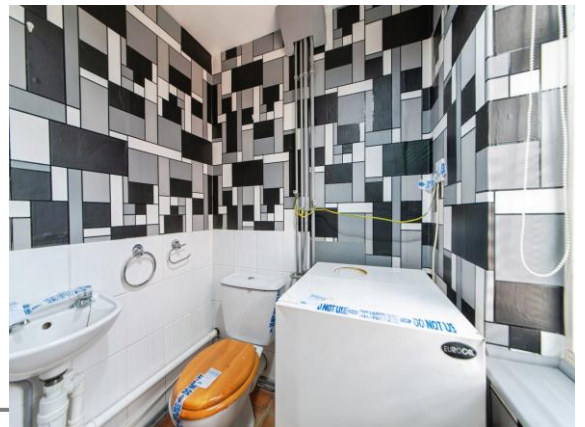
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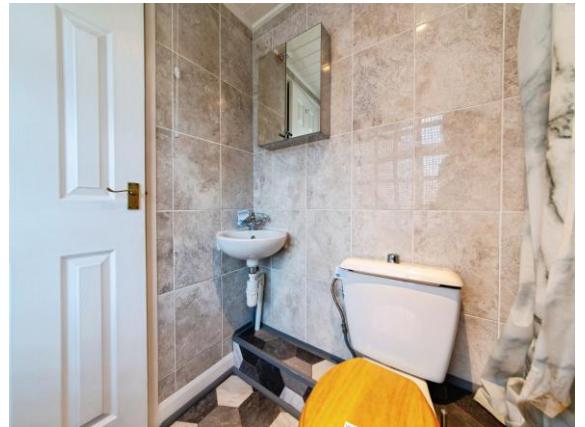
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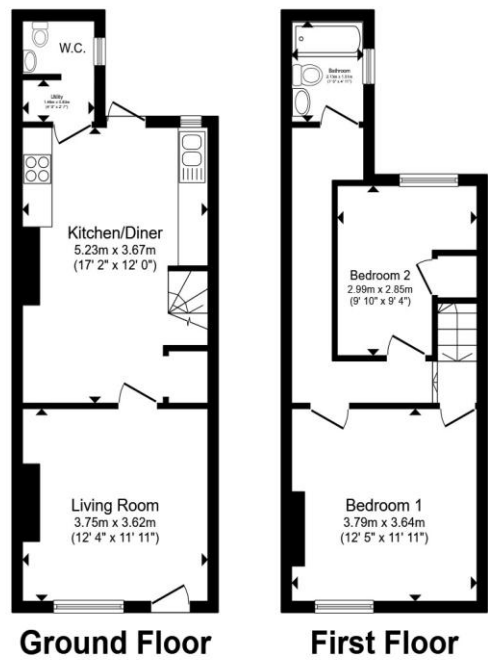
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>> floor plan



Total floor area 70.5 m² (759 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		
Lilybeth Chivers Countrywide Corporate		