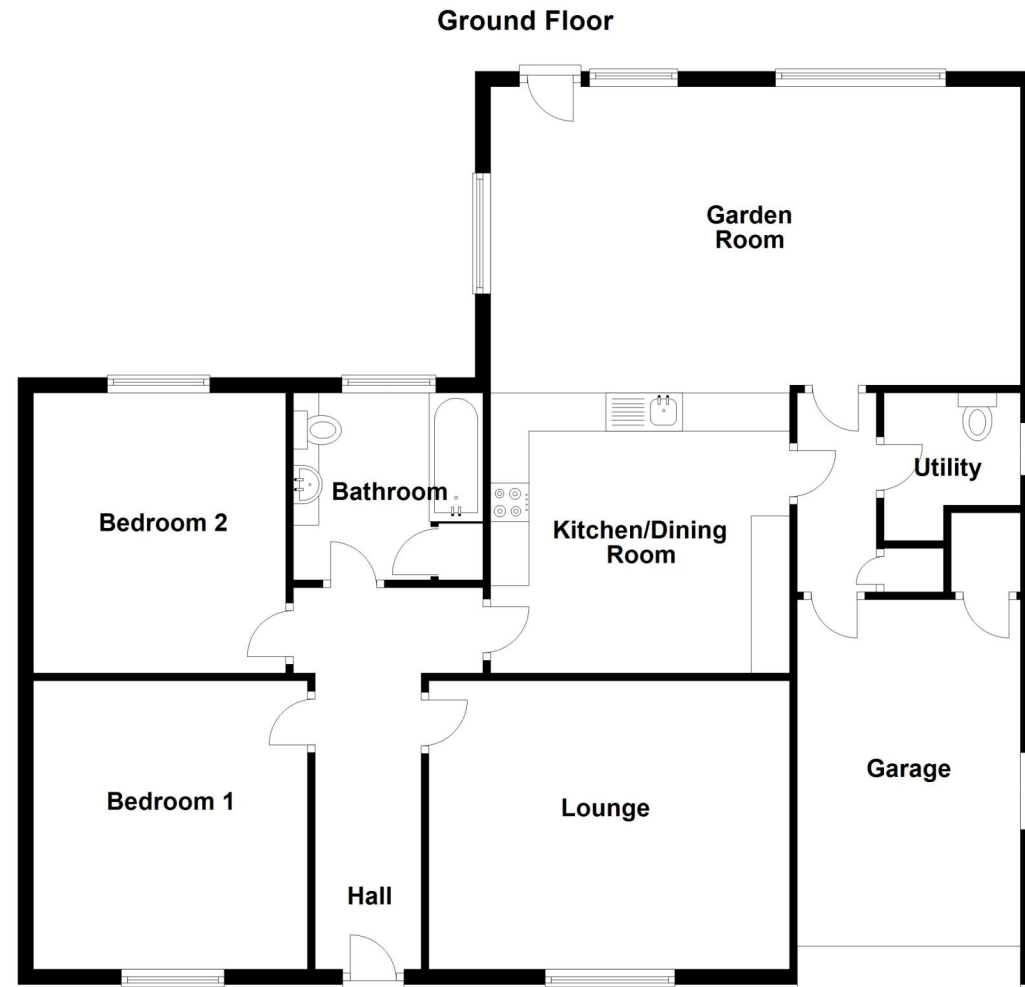


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



### 3 Carres Square, Billingham, Lincoln, Lincolnshire, LN4 4EL

£240,000 Freehold

Winkworth are delighted to have on offer this versatile detached bungalow, sat on a larger than average plot down a quiet cul-de-sac.

The internal accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Garden Room/Dining Room, Two Bedrooms, Utility Room/Cloakroom & Family Bathroom.

Popular Village Location | Cul De Sac Position | Two Double Bedrooms | Extension to the Rear | Large Garden Room | Well Presented Throughout | Integral Garage | Oil Fired Central Heating | UPVC Double Glazing | Non-Overlooked Rear Garden

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[winkworth.co.uk/sleaford](http://winkworth.co.uk/sleaford)



See things differently.

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**ACCOMMODATION**

Entrance Hall

Lounge - 15'6" x 12'4" (4.72m x 3.76m)

Kitchen - 12'9" x 12' (3.89m x 3.66m)

Utility/Cloakroom - 6'5" x 5'11" (1.96m x 1.8m)

Garden Room - 22'8" x 12'10" (6.9m x 3.9m)

Bedroom One - 12'4" x 11'9" (3.76m x 3.58m)

Bedroom Two - 12' x 10'11" (3.66m x 3.33m)

Family Bathroom - 8'2" x 8' (2.5m x 2.44m)

Garage - 16' x 9'6" (4.88m x 2.9m)

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

