



## 2 Grange Paddock, Ingham, Lincoln, LN1 2UY

**£695,950**

A most impressive 4 bedroom detached house tucked down a private cul-de-sac in the village of Ingham, with outstanding accommodation comprising of welcoming entrance hall with study area, cloakroom/WC, lounge, open plan living dining area, fitted kitchen, utility room, first floor mezzanine landing overlooking the ground floor, four double bedrooms, en suite shower room to master, and luxury four piece family bathroom. Outside is a block paved driveway, double garage, and enclosed rear garden. Viewing is essential to appreciate the quality of spacious accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C

**COUNCIL TAX BAND** – E (West Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The village of Ingham lies to the North of the historic Cathedral and University City of Lincoln and can be accessed via the A15. There are many local amenities including The Inn on The Green and The Black Horse public houses, church, Doctor's surgery, school and playgroup, mini market and regular transport links into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE HALL WITH STUDY AREA

A welcoming entrance with wood-effect flooring, spotlights and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, storage cupboard, chrome towel radiator, tiled splashbacks and double glazed window to the front aspect.

### LOUNGE

22' 2" x 13' 8" (6.78m x 4.17m), with double glazed windows to the front and side aspects, double glazed French doors to the rear garden, wood-effect flooring, gas fire in a feature fireplace and two radiators.

### OPEN PLAN LIVING DINER

27' 3" x 9' 9" (8.33m x 2.98m), with feature spiral staircase to the First Floor, double glazed French doors to the rear garden, double glazed windows to the rear aspect, log burner, two double storage cupboards, wood-effect flooring, spotlights and two radiators.



### KITCHEN

13' 8" x 12' 8" (4.17m x 3.87m), fitted with a stylish range of wall and base units with work surfaces over, integrated fridge freezer and dishwasher, eye-level electric oven, five ring electric induction hob with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, central island with downlighters, tiled splashbacks, wood-effect flooring, spotlights, radiator and double glazed windows to the front and side aspects.



### UTILITY ROOM

With a range of wall and base units with work surfaces over, sink with mixer tap over, space for a washing machine, wall-mounted gas-fired central heating boiler, wood-effect flooring, spotlights, personal door to the garage and double glazed window and door to the rear garden.



### FIRST FLOOR MEZZANINE LANDING

An impressive First Floor Landing with views over the Ground Floor and radiator.



#### BEDROOM 1

13' 8" x 12' 2" (4.17m x 3.71m), with double glazed windows to the front and side aspects, Velux window and radiator.

#### EN-SUITE SHOWER ROOM

5' 8" x 8' 2" (1.75m x 2.49m), fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, part-tiled walls, spotlights and Velux window to the front aspect.



#### BEDROOM 2

13' 10" x 10' 10" (4.24m x 3.31m), with double glazed window to the side aspect, double wardrobe and radiator.

#### BEDROOM 3

13' 8 (max)" x 10' 2" (4.17m x 3.10m), with double glazed window to the rear aspect, fitted wardrobes with sliding doors, laminate flooring and radiator.

#### BEDROOM 4

13' 10" x 9' 1" (4.24m x 2.77m), with double glazed window to the side aspect, Velux window, double wardrobe and radiator.



#### LUXURY BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, part-tiled walls, spotlights and Velux window to the front aspect.

#### OUTSIDE

The property is one of three tucked away down a small cul-de-sac. To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. To the rear there is an enclosed and private garden laid mainly to lawn with a patio seating area and sheds.



#### DOUBLE GARAGE

17' 10" x 17' 3" (5.44m x 5.27m), with electric roller door, side personal door, light, power and plumbing.



#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

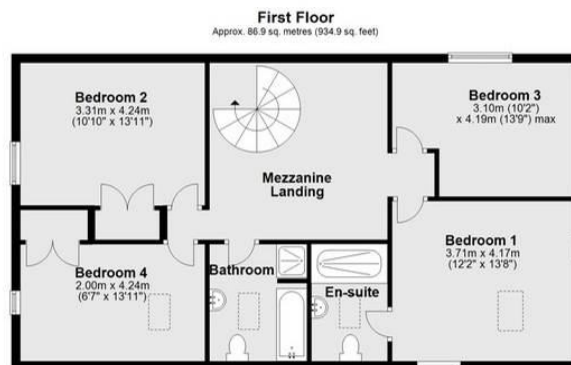
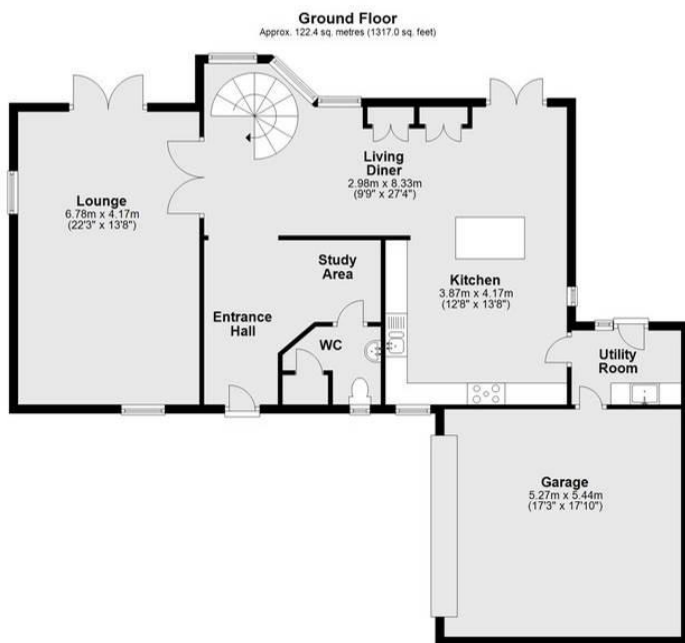
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Total area: approx. 209.2 sq. metres (2251.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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