



50 Saxon Way

Ingham, Lincoln, LN1 2FP



Book a Viewing!

£350,000

Situated within the sought after village of Ingham, a well presented four bedroom detached house with spacious accommodation comprising of Hall, Cloakroom/WC, Lounge, Kitchen/Diner, Family Room and a First Floor Landing leading to four double Bedrooms, two with En-suite Shower Rooms and Family Bathroom. Outside there is a block paved driveway, a single garage and corner plot gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - 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.





HALL

With staircase to the first floor, wood effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, wood effect flooring, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

15' 1" x 12' 9" (4.62m x 3.91m) With double glazed window to the front aspect, gas fire set within a feature fireplace, wood effect flooring and radiator.

KITCHEN/DINER

27' 1" x 9' 3" (8.28m x 2.82m) Fitted with a range of base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker, dishwasher and washing machine, tall radiator, double glazed French doors and two double glazed windows to the rear aspect and side door to the garden.

FAMILY ROOM

17' 9" x 8' 11" (5.43m x 2.74m) With double glazed window to the front aspect, tiled flooring, storage cupboards and radiator.

FIRST FLOOR LANDING

With airing cupboard and loft access point.

BEDROOM 1

16' 4 (max)" x 13' 5" (4.98m x 4.09m) With double glazed windows to the front and rear aspects, large storage cupboard and two radiators.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity stand, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2

12' 5 (max)" x 12' 3" (3.78m x 3.74m) With double glazed window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, towel radiator and double glazed window to the side aspect.

BEDROOM 3

12' 5 (max)" x 9' 3" (3.78m x 2.82m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 5" x 8' 4" (2.57m x 2.55m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, towel radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits on a corner plot with a lawned garden to the front and a block paved driveway providing off street parking for multiple vehicles and giving access to the garage. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison 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.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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.

BUYING YOUR HOME

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

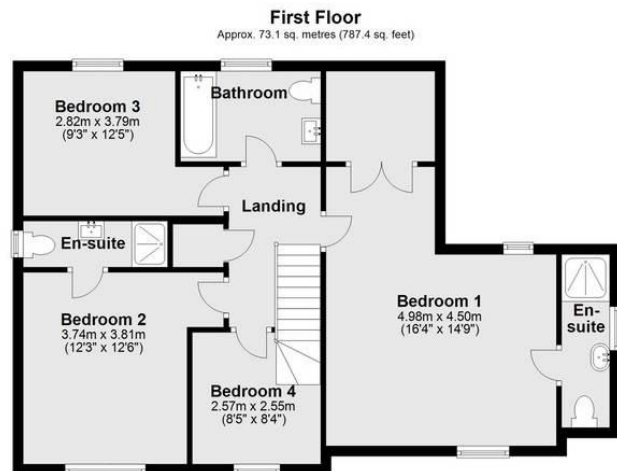
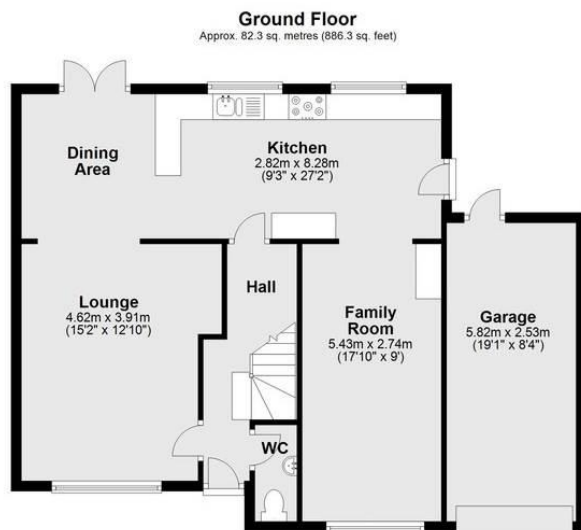
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 155.5 sq. metres (1673.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

