



16B Ingham Road

Stow, Lincoln, LN1 2DG



Book a Viewing!

£399,950

An excellent and newly constructed detached home situated within a pleasant non-estate position within the village of Stow. The property has been constructed by renowned local Developers, Messrs LinCon Ltd and offers spacious living accommodation to briefly comprise of Main Reception Hall with Cloakroom, Sitting Room, an impressive Open Plan Living, Dining Kitchen, Utility Room and First Floor Landing leading to three large Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. Outside there will be a driveway providing off road parking for vehicles and giving access to the Single Integral Garage with an electric roller door. There is also a garden to the side with a south west facing patio. The property further benefits from Air Source Heating, 3.2 Kw Solar Panels with Solar iBoost facility and uPVC double glazing. Completion is expected for the end of February 2025 with the Developer advising there are further options for upgrades, subject to timescales.



SERVICES

Mains Electricity, water and drainage

Full fibre broadband.

Air source heating with zoned underfloor heating to the ground floor and radiators to

The first floor. All fully WiFi enabled

3.2kw integral solar panels complete with a Solis Hybrid inverter so fully battery ready.

Solar iBoost installed to the hot water system.

WiFi enabled alarm system

Sensor lighting to the hallway, landing and entrance porch.

EPC RATING – To Follow.

COUNCIL TAX BAND – To Follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located within the popular village of Stow, conveniently located between Gainsborough and Lincoln. A small range of local amenities area available within the village of Stow and neighbouring villages of Sturton By Stow, Ingham and Saxilby. A full range of services and facilities are available in Lincoln City Centre and Gainsborough Town Centre.

ACCOMMODATION

ENTRANCE HALL

With double glazed main entrance door and uPVC window, alarm controls, stairs rising to the First Floor Landing, sensor light, inset spotlights to ceiling, under floor central heating controls, under stairs cupboard, air source heating pump controls and airing cupboard housing the hot water cylinder.

CLOAKROOM

7' 8" x 3' 2" (2.34m x 0.97m) With uPVC window to front elevation.

SITTING ROOM

15' 9" x 9' 10" (4.8m x 3m) With uPVC window to rear elevation.

OPEN PLAN KITCHEN/DINING & LIVING AREA

25' 5" x 14' 6" (7.75m x 4.42m) Which will be fitted with a range of quality wall, base units and drawers with quartz work surfaces over, feature central island, uPVC windows to front and side elevations, uPVC double French/patio doors leading to the side garden and patio area, inset spotlights to ceiling, zoned under floor central heating controls and integral appliances incorporating a NEFF induction hob, extractor hood, oven, dishwasher and fridge freezer.

UTILITY ROOM

9' 10" x 5' 7" (3m x 1.7m) With fitted base and wall units, plumbing for a washing machine, inset spotlights to ceiling, zoned under floor central heating controls and double glazed rear entrance door.

FIRST FLOOR LANDING

With remote sensor light, uPVC window to front elevation and access to roof void.

BEDROOM 1

19' 5" x 14' 6" (5.92m x 4.42m) With uPVC window to front elevation, inset spotlights to ceiling and radiator.

EN-SUITE

6' 8" x 5' 9" (2.03m x 1.75m) With suite to comprise 900mm quadrant shower enclosure, WC and wash hand basin with vanity unit, extractor fan, inset spotlights to ceiling, towel radiator and Keylite window.

WALK-IN WARDROBE / DRESSING AREA

With sensor light and radiator.

BEDROOM 2

14' 8" x 12' 6" (4.48m x 3.81m) With uPVC window to side elevation, Keylite window, inset spotlights to ceiling and radiator.

BEDROOM 3

14' 8" x 12' 6" (4.48m x 3.81m) With uPVC window to front elevation, inset spotlights to ceiling and radiator.

BATHROOM

9' 2" x 7' 9" (2.79m x 2.36m) With suite to comprise 900mm quadrant shower enclosure, stand alone bath, WC and wash hand basin with vanity unit, towel radiator, extractor fan and Keylite window.

GARAGE

17' 10" x 9' 10" (5.45m x 3m) With electric roller door, solar panel controls, light and power.

OUTSIDE

The property is situated in a pleasant non-estate position. The majority of the gardens are to the side with a south west facing patio. There is also a driveway providing off road parking for vehicles and giving access to the Single Integral Garage.

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
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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.

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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.

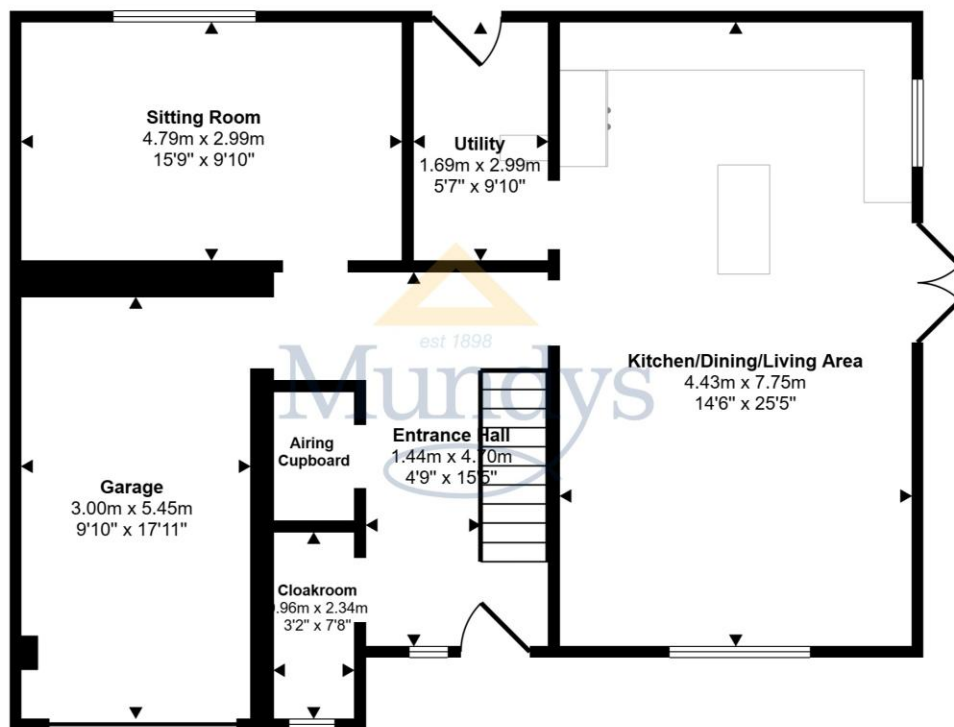
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

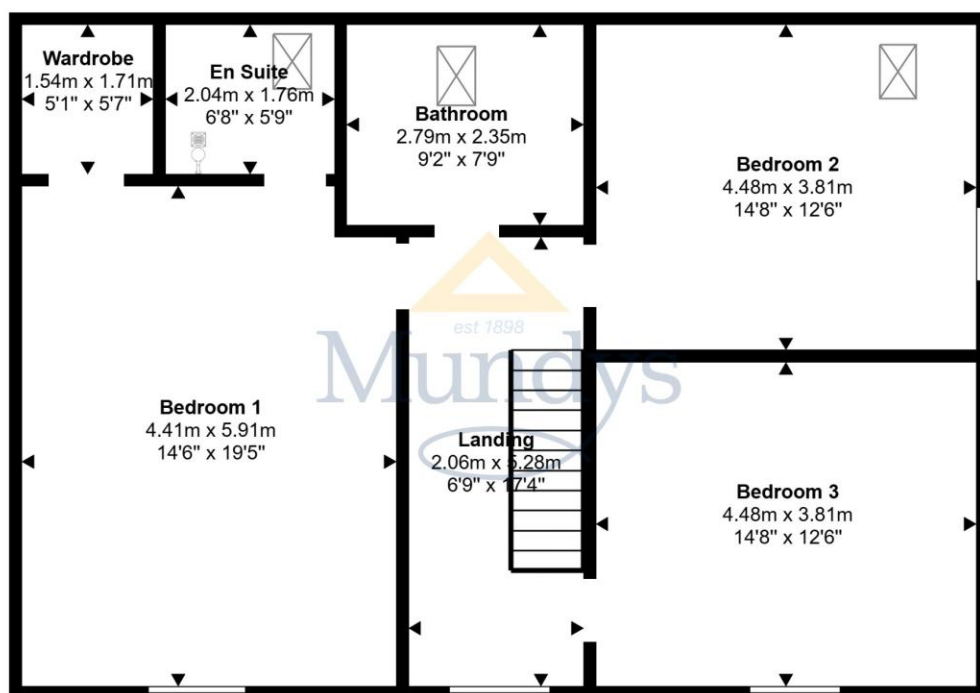
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Ground Floor
Approx 91 sq m / 981 sq ft



First Floor
Approx 87 sq m / 940 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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22 Queen Street
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