



## New Dwelling, Fieldside

Ingham, Lincoln, LN1 2XH



Book a Viewing!

**£445,000**

A unique opportunity to purchase an individual custom built family home, in conjunction with Millcroft Development and and BR Developments, giving a potential purchaser the opportunity to be involved with the construction and individual choices. Millcroft Development and BR Developments have been planning, designing, creating and delivering homes of distinction across Lincolnshire and Nottinghamshire for over 20 years. With exceptional attention to detail and outstanding finishing. As per the current Architect's drawings the current accommodation briefly comprises of Entrance Hall with under stairs cupboard, Lounge, Study, Open Plan Kitchen and Dining Area, Utility Room and separate WC. The First Floor Landing leads to three Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. Outside the private access is from Lincoln Road which leads to a gravelled driveway and Single Integral Garage. There are also gardens and a patio area. The property will further benefit from an Air Source Heating System and under floor heating. For further information and details please contact Mundys on 01522 510044.



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### SERVICES

Mains electricity, water and drainage. Heating via an Air Source Heating System with under floor heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC (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.

### MATERIALS

Hampton Rural Blend Facing Brickwork.

Cream uPVC Windows.

Weinerberger Country Pantile Roof Tiles  
in a natural red colour.

### ACCOMMODATION

#### ENTRANCE HALL

**LOUNGE** - 15' 5" x 12' 11" (4.71m x 3.95m)

**STUDY** - 12' 11" x 6' 6" (3.95m x 2.00m)

**KITCHEN AREA** - 12' 5" x 15' 1" (3.81m x 4.61m)

**DINING AREA** - 16' 6" x 11' 5" (5.04m x 3.50m)

**UTILITY ROOM** - 7' 10" x 6' 10" (2.40m x 2.10m)

#### FIRST FLOOR LANDING

**PRINCIPAL BEDROOM** - 14' 9" x 12' 3" (4.52m x 3.75m)

#### EN-SUITE

**BEDROOM 2** - 18' 8" x 14' 3" (5.71m x 4.35m)

**BEDROOM 3** - 12' 5" x 8' 4" (3.81m x 2.55m)

#### BATHROOM

**SINGLE INTEGRAL GARAGE** - 15' 1" x 8' 2" (4.61m x 2.51m)



Total area: approx. 164.5 sq. metres (1771.0 sq. feet)

**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](http://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 - HOW WE MAY REFER YOU TO**  
Sills & Betheridge, 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 Water and Calum 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.

Clearings 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.

**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 are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

- 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 an authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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