



The New (former) Vicarage, Church Hill

Ingham, Lincoln, LN1 2YE



Book a Viewing!

£475,000

A detached stone residence situated in this excellent non-estate position within the centre of the pleasant village of Ingham. The internal accommodation briefly comprises of Entrance Hall, Downstairs WC, Reception Room, Inner Hallway, Lounge, Dining Room, fitted Kitchen, Utility Room and a First Floor Landing leading to four spacious Bedrooms, En-suite and a Family Bathroom. Outside the property has a driveway providing off road parking/hardstanding for numerous vehicles and providing access to the Attached Double Garage. There is also a large mature rear garden which is a particular feature of the property. The property further benefits from gas central heating and being sold with No Onward Chain. Viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – tbc .

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.

ACCOMMODATION

ENTRANCE HALL

With entrance door, single radiator and alarm controls.

WC

With WC, wash hand basin and single radiator.



RECEPTION ROOM

17' 8" x 14' 8" (5.38m x 4.47m) With double glazed windows and patios doors to a courtyard area, gas fire, double radiator and built-in storage cupboards.

INNER HALLWAY

With stairs rising to the first floor, under stairs storage cupboard and single radiator.

LOUNGE

17' 7" x 12' 11" (5.36m x 3.94m) With double glazed windows, double French/patio doors, single radiator and a double radiator.

DINING ROOM

15' 10" x 10' 4" (4.83m x 3.15m) With double glazed bay window, single radiator and coving to ceiling.



KITCHEN

12' 6" x 11' 9" (3.81m x 3.58m) With fitted wall and base units with drawers and work surfaces over, 1½ bowl sink unit and drainer, single radiator, tiled flooring, partly tiled surround and double glazed windows.

UTILITY ROOM

12' 7" x 5' 5" (3.84m x 1.65m) With wall and base cupboards with work surface over, sink unit and drainer, tiled flooring, single radiator, gas central heating boiler and double glazed window.

FIRST FLOOR LANDING

With large feature window, single radiator and an airing cupboard housing the hot water cylinder.



BEDROOM

13' 0" x 9' 3" (3.96m x 2.82m) With double glazed window, single radiator and fitted wardrobes with sliding doors.

EN-SUITE

8' 10" x 5' 11" (2.69m x 1.8m) With suite to comprise of WC, wash hand basin, bidet and fitted shower cubicle, single radiator and double glazed window.

BEDROOM

17' 8" x 10' 4" (5.38m x 3.15m) With double glazed window, single radiator, wash basin and fitted double wardrobes.

BEDROOM

13' 9" x 8' 10" (4.19m x 2.69m) With double glazed window, single radiator and fitted double wardrobes.

BEDROOM

13' 8" x 8' 10" (4.17m x 2.69m) With double glazed window, single radiator and fitted double wardrobes.

BATHROOM

11' 0" x 6' 6" (3.35m x 1.98m) With double glazed window, single radiator, suite to comprise of WC, wash hand basin and bath and a double glazed window.

DOUBLE GARAGE

20' 5" x 20' 4" (6.22m x 6.2m) With two up and over doors, light and power.





OUTSIDE

The property is situated in a lovely position within the centre of the pleasant village of Ingham. There is a gated entrance leading to the large driveway which provides ample off road parking/hardstanding for numerous vehicles and giving access to the double garage. There is access to a private courtyard area and further side access leading to the extensive lawned rear garden with a wide variety of mature trees, flowerbeds, shrubs and a patio area.

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.

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 01522556088 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.

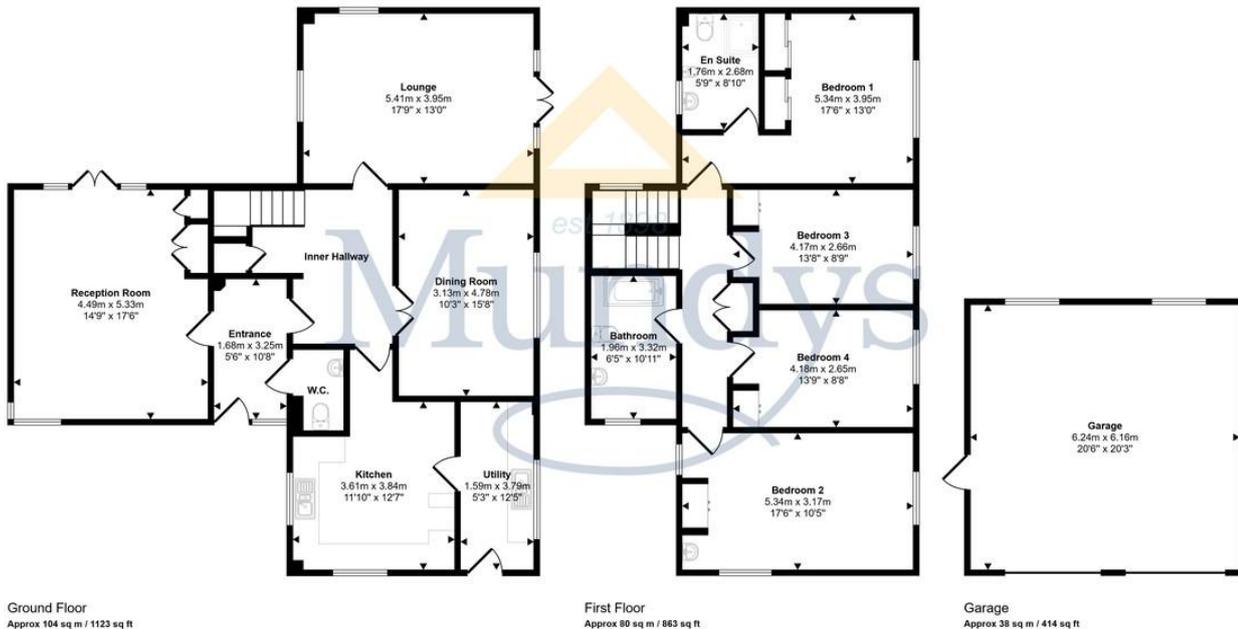
GENERAL

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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Approx Gross Internal Area
223 sq m / 2399 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.

29 – 30 Silver Street
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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 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.

