



## 23 Grange Lane

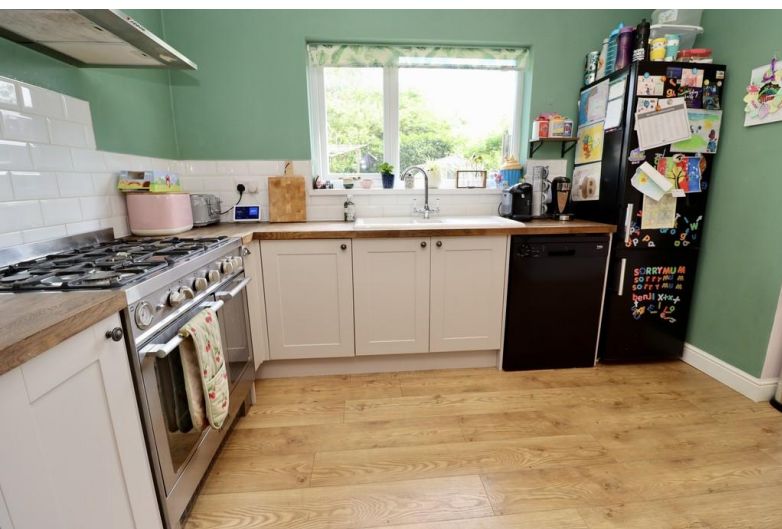
Ingham, Lincoln, LN1 2YD



Book a Viewing!

**£275,000**

Situated in a quiet non-estate position within the popular village of Ingham, North of the historic Cathedral and University City of Lincoln, a modernised three bedroom semi detached house. The property has spacious living accommodation comprising of Hall, Lounge with log burner, Kitchen/Dining Room, Shower Room with Utility Area and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside the property is situated on a generous corner plot with lawned gardens to the front and rear and a driveway to the side providing ample off road parking. Viewing of the property is essential to appreciate the accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — C**

#### **COUNCIL TAX BAND — B.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

The village of Ingham lies North of the historic Cathedral and University City of Lincoln and is accessed via the A15. Locally there are facilities and amenities, public houses, doctors surgery, schooling and regular transport links into Lincoln City Centre where all the usual facilities can be found.

#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY**

With uPVC external door and window to front elevation, stairs to the First Floor Landing, storage cupboard and doors leading to the Lounge and Kitchen Diner.





#### LOUNGE

17' 10" x 12' 10" (5.44m x 3.91m) With dual aspect uPVC double glazed windows to front and rear elevations, wood burner with fireplace and oak mantle over and two radiators.

#### KITCHEN DINER

21' 6" x 10' 4" (6.55m x 3.15m) With uPVC double glazed window to rear elevation, uPVC double glazed double doors to side elevation, laminate flooring, fitted with a range of wall, base units and drawers with solid wood work surfaces over, 1½ porcelain sink unit and drainer with mixer tap, tiled splash-backs, space for a Range cooker with extractor fan over, radiator and doors leading to the Shower Room and Pantry.

#### PANTRY CUPBOARD

With shelving and housing the wall mounted gas fired central heating boiler.

#### SHOWER ROOM

6' 11" x 5' 3" (2.11m x 1.6m) With uPVC double glazed window to front elevation, tiled flooring, suite to comprise of low level WC, wash hand basin with splash-back and shower cubicle with tiled surround and mains shower and double doors leading to a Utility Area.

#### UTILITY AREA

With base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing and space for washing machine, access to roof void, radiator, spotlights and extractor fan.



#### FIRST FLOOR LANDING

With uPVC double glazed window to front elevation, banister rail, access to roof void and doors leading to three Bedrooms and Family Bathroom.

#### BEDROOM 1

13' 11" x 10' 5" (4.24m x 3.18m) With uPVC double glazed window to rear elevation, feature fireplace and radiator.

#### BEDROOM 2

10' 10" x 10' 5" (3.3m x 3.18m) With uPVC double glazed window to rear elevation and radiator.

#### BEDROOM 3

10' 4" x 7' 2" (3.15m x 2.18m) With uPVC double glazed window to front elevation and radiator.



#### FAMILY BATHROOM

7' 0" x 5' 7" (2.13m x 1.7m) With uPVC double glazed window to side elevation, suite to comprise of low level WC, wash hand basin and bath with tiled surround and mixer tap, tiled flooring, radiator, spotlights and extractor fan.

#### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway to the side providing ample off road parking and a patio seating area accessed off the Kitchen Diner. To the rear there are good sized lawned gardens with a range of mature plants, flowerbeds, shrubs and trees, greenhouse and garden shed.





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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 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.

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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#### 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

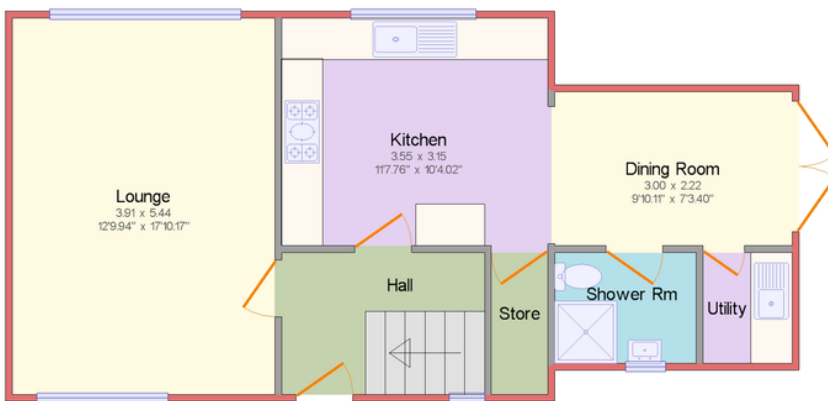
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

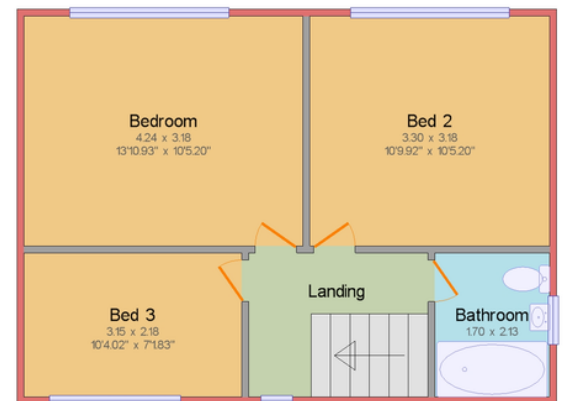
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Ground Floor



1st Floor

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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