



3 Fieldside

Ingham, Lincoln, LN1 2XH



Book a Viewing!

£230,000

This is an End Terraced Cottage located within the pleasant village of Ingham. The internal accommodation briefly comprises of Dining Kitchen with Pantry cupboard, Lounge, Dining Room and First Floor Landing leading to an Inner Landing with two double Bedrooms and a Family Bathroom. Outside there is a rear courtyard area and a large mature rear garden. There is also a driveway to the side of the property providing off road parking and access to the single garage. The property further benefits from gas central heating and is being sold with No Onward Chain. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

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

KITCHEN/DINER

23' 8" x 7' 6" (7.21m x 2.29m) Fitted with a range of wall and base units, 1½ bowl sink unit and drainer, plumbing for washing machine, two single radiators, four UPVC windows to the front elevation, stairs rising to the first floor and an under stairs pantry cupboard with UPVC window.

LOUNGE

13' 11" x 11' 8" (4.24m x 3.56m) With double glazed window to the rear elevation, solid fuel fire and feature fireplace, single radiator and beams to the ceiling.



DINING ROOM

13' 11" x 11' 7" (4.24m x 3.53m) With double glazed window to the rear elevation, feature fireplace, double radiator, beams to ceiling and a cupboard housing the gas central heating boiler into an alcove.

REAR ENTRANCE PORCH

With UPVC windows and double doors.

FIRST FLOOR LANDING

14' 0" x 7' 7" (4.27m x 2.31m) With UPVC window to the front elevation and single radiator.

BEDROOM

13' 10" x 11' 8" (4.22m x 3.56m) With double glazed window to the rear elevation and single radiator.

BEDROOM

14' 0" x 11' 8" (4.27m x 3.56m) With double glazed window to the rear elevation and single radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, double radiator, UPVC window to the front elevation and an airing cupboard housing the hot water cylinder.

OUTSIDE

There is a shared access leading to the driveway to the side of the property, providing off road parking and giving access to the garage. There is a rear paved courtyard area leading to an extensive lawned and mature rear garden which is well-stocked with a wide variety of flowerbeds, shrubs borders and trees. There are various seating areas, summer house and a shed.

NOTE - The vendor has advised us that there is a right of way to the rear of the property which hasn't been utilised for a number of years.





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.

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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.

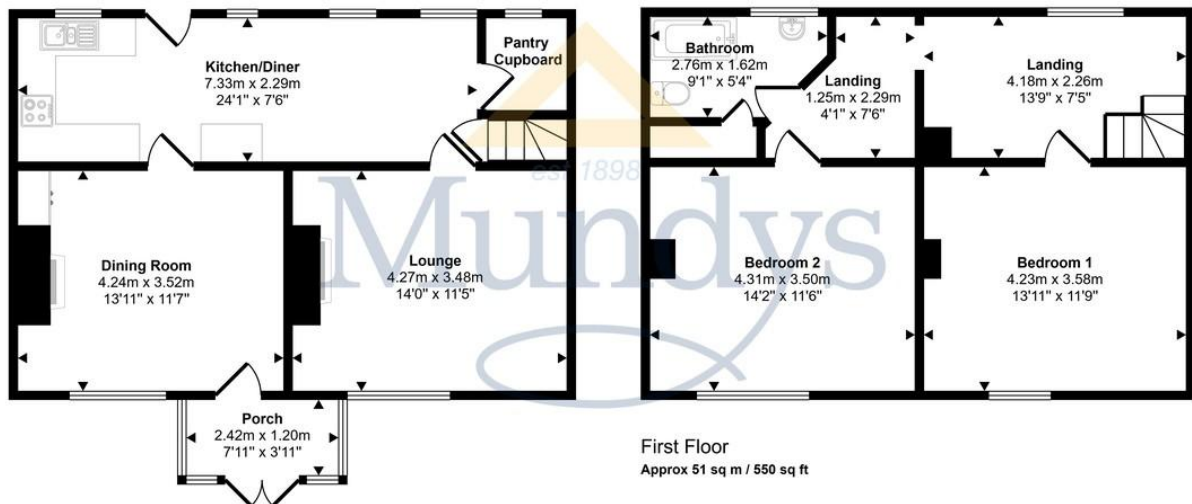
GENERAL

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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Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft

First Floor
Approx 51 sq m / 550 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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