



## 15 Saxon Way

Ingham, Lincoln, LN1 2FP



Book a Viewing!

### Offers Over £300,000

A well-presented three bedroom detached property, situated on a generous plot in the sought-after village of Ingham, on the outskirts of Lincoln. The property comprises of Entrance Hall, Lounge/Playroom, modern Kitchen/Diner, Utility Room, Downstairs WC, three Bedrooms, a modern Family Bathroom and an integral Garage. Outside, there is a landscaped rear garden, a gravelled driveway and a full-length shed storage. This home offers both comfort and practicality in a desirable location.





#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – D.

#### COUNCIL TAX BAND – C.

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

**TENURE** - Freehold.

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

#### LOCATION

The picturesque village of Ingham, just six miles north of Lincoln, combines rural charm with excellent convenience. It has a strong community feel and offers a range of amenities, including a well-regarded primary school, a popular pub and restaurant, village hall and playing fields. Surrounded by beautiful countryside with plenty of walking and cycling routes, Ingham is ideal for those seeking a peaceful setting while remaining close to Lincoln's shops, supermarkets, schools and transport links. The great location and welcoming atmosphere make it a sought-after choice for families, professionals and investors alike.





## ACCOMMODATION

### ENTRANCE HALL

13' 3" x 6' 2" (4.05m x 1.90m) The welcoming Entrance Hall has a uPVC front door and useful understairs storage, with access to the main living spaces.

### LOUNGE/PLAYROOM

13' 3" x 11' 2" (4.05m x 3.41m) plus 9'10" x 8' 9" (3.00m x 2.66m) The spacious Lounge/Playroom features a gas fire, laminate flooring and French doors that lead directly to the rear garden.

### KITCHEN/DINER

9' 10" (max) x 17' 7" (3m x 5.38m) The kitchen/diner is fitted with a modern suite, including a built-in dishwasher, fridge, extractor and electric hob. The boiler is housed within a cupboard. There is a breakfast bar and built-in seating in the dining area, along with ample cupboard space and an upright radiator. The flooring is tiled, and there are tiled splashbacks with a hot and cold mixer tap at the Belfast sink, uPVC windows to the rear aspect and a back door allowing access to the rear garden.

### UTILITY ROOM

7' 3" x 8' 6" (2.22m x 2.61m) The Utility Room offers fitted cupboards, spaces for a washer and dryer, tiled flooring, internal access to the garage and a radiator.

### DOWNSTAIRS WC

The Downstairs WC has a two piece suite comprising a close-coupled toilet and sink, with vinyl flooring and UPVC double glazed window to the side aspect.

### FIRST FLOOR LANDING

8' 6" x 8' 11" (2.6m x 2.74m) There is an airing cupboard alongside access to the loft space which is boarded and houses the hot water tank.

### BEDROOM 1

11' 9" x 11' 1" (3.59m x 3.39m) (max) This double Bedroom has a radiator, uPVC window to the front aspect and built-in wardrobe storage.

### BEDROOM 2

11' 4" x 9' 9" (3.46m x 2.99m) Another double Bedroom with a radiator, built-in storage and a uPVC window overlooking the rear garden.

### BEDROOM 3

8' 4" x 7' 10" (2.56m x 2.40m) A single bedroom with a radiator and uPVC window to the rear aspect.

### FAMILY BATHROOM

5' 10" x 6' 5" (1.8m x 1.97m) The modern Family Bathroom has tiled floors and walls and features a bath with shower over, sink, WC, extractor fan and uPVC window to the front aspect.

### OUTSIDE

The rear garden includes a decking area, slate borders, a raised bed, a large shed useful for outside storage tucked alongside the length of the property, a patio area, outdoor sockets and lighting.





## GARAGE

10' 4" x 8' 6" (3.16m x 2.61m) The single garage has an up-and-over door and internal access to the Utility Room.

### WEBSITE

Our detailed web site 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 - 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.

CWHS, J Walker and Dallum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them 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 them 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 them, Mundys Financial Services 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:

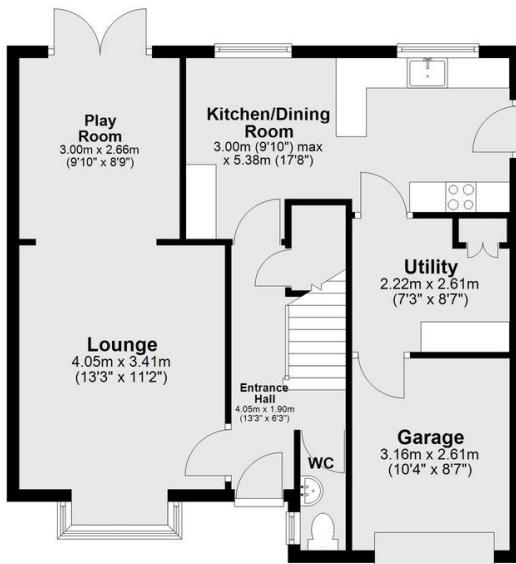
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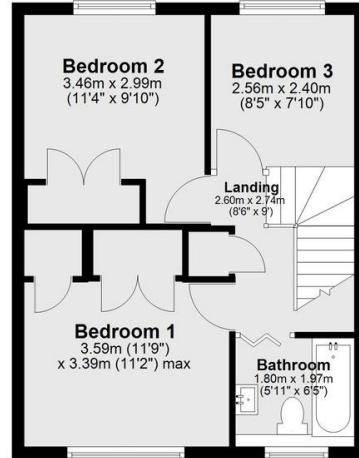
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Ground Floor



First Floor



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

15 Saxon Way

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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

