



**Bramble House, Blackthorn Lane,
Cammeringham, Lincoln, LN1 2SH**



Book a Viewing!

£630,000

An excellent and extended detached family home located in a lovely non-estate position within the pleasant village of Cammeringham. The well-presented and spacious internal living accommodation briefly comprises of Main Reception Hallway, Impressive Living Room, Family Room, Fitted Kitchen and Dining Area, Downstairs WC/Cloakroom and a First Floor Galleried Landing leading to four Bed rooms, En-suite Bathroom to the Principal Bedroom, further En-suite and a Family Bathroom. The property has an extensive lawned rear garden and covered seating area. To the front of the property there is an extensive gravelled driveway providing off road parking/hardstanding for numerous vehicles and access to the Large Integral Garage. Viewing of this property is highly recommended to appreciate this lovely position within the village and the spacious and well-presented living accommodation.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the popular rural village of Cammeringham, which is within the West Lindsey district of Lincolnshire, and situated approx. 6 miles north of Lincoln. The nearby village of Ingham offers a further primary school, doctors surgery and public houses, Inn on the Green and Black Horse and Ingham mini-market.





ACCOMMODATION

ENTRANCE HALL

With main entrance door, exposed wood flooring, two feature wall radiators, stairs to the first floor, under stairs cupboard and UPVC window to the front elevation.

CLOAKROOM

With WC, wash hand basin, feature radiator and UPVC window.

LIVING ROOM

15' 8" x 15' 3" (4.78m x 4.65m) With large feature shaped UPVC windows to the rear elevation, UPVC sliding patio door, feature high ceiling, fireplace and stove.



FAMILY ROOM

21' 5" x 12' 3" (6.53m x 3.73m) With UPVC windows to the front and rear elevations, UPVC double patio doors and feature wall radiator.

KITCHEN AREA

16' 7" x 13' 0" (5.05m x 3.96m) Fitted with a range of bespoke hand made kitchen units incorporating a range of wall and base cupboards, centre island with wine storage, base drawers and units, solid wooden worktops, Belfast sink, integrated appliances incorporating Neff microwave, fridge freezer, dishwasher, Rangemaster cooker and extractor hood, part tiled surround, tiled flooring and UPVC windows to the rear elevation.



DINING AREA

10' 1" x 8' 0" (3.07m x 2.44m) With UPVC window to the front elevation, bespoke fitted corner seating area and dining table, feature beam to ceiling, radiator and tiled floor.

FIRST FLOOR LANDING

With UPVC window to the front elevation, feature radiator, airing cupboard and access to the roof void.

BEDROOM 1

15' 8" x 13' 0" (4.78m x 3.96m) With two UPVC windows to the front elevation, two radiators and two built-in double wardrobes.



EN-SUITE BATHROOM

With suite to comprise of roll top bath, WC, wash hand basin and walk-in shower area, towel radiator, extractor fan and exposed wood flooring.

BEDROOM 2

12' 7" x 12' 3" (3.84m x 3.73m) With UPVC window to the rear elevation and feature radiator.



EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, shaver point, tiled flooring, towel radiator, extractor fan and UPVC window to the rear elevation.

BEDROOM 3

12' 3" x 8' 5" (3.73m x 2.57m) With two UPVC windows to the front elevation and feature radiator.

BEDROOM 4

10' 1" x 8' 0" (3.07m x 2.44m) With UPVC window to the front elevation and feature radiator.



BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, UPVC window to the rear elevation and double radiator.

OUTSIDE

To the front of the property there is an extensive gravelled driveway providing off road parking/hardstanding for vehicles and access to the double integral garage. Extensive lawned rear garden with raised lawned area, large patio and a covered seating area with heaters and outside power points.

GARAGE

With electric up-and-over door, fitted base units with sink and drainer, plumbing for washing machine and gas central heating boiler.



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 mun dys.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 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 and J Walter 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 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 give notice that:

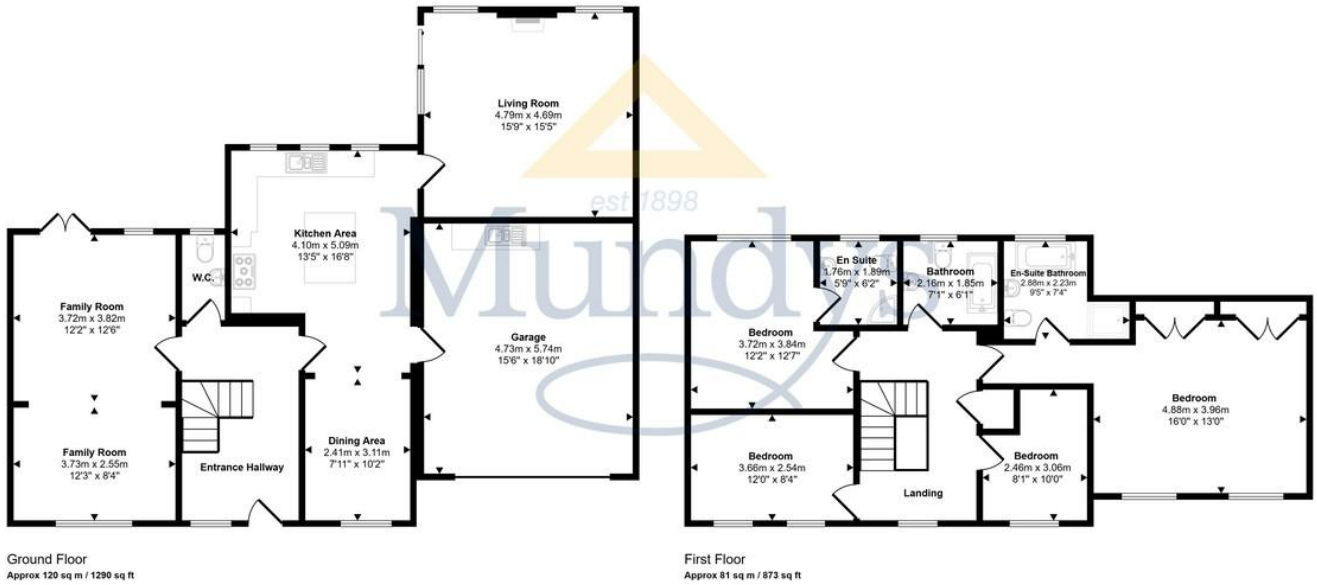
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Approx Gross Internal Area
201 sq m / 2163 sq ft



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 Simple 360.

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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.

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