



7 Grange Lane

Ingham, Lincoln, LN1 2YD



Book a Viewing!

£285,000

A generously sized two-bedroom detached bungalow located on Grange Lane, within the popular and sought-after village of Ingham, to the north of the Cathedral City of Lincoln. The property occupies a non-estate position, set back from the road within its own grounds. It enjoys a generous frontage with well-maintained lawned gardens and a driveway providing ample off-road parking, which also gives access to an integral single garage. To the rear is a further large, beautifully maintained garden with established planting, a summer house, and a garden shed. Internally, the bungalow offers well-arranged accommodation comprising: entrance hallway, lounge, kitchen, utility room, two double bedrooms with fitted wardrobes, shower room, and a separate WC. The property also offers excellent potential for extension, subject to the necessary consents, given the size of the plot. Viewing is highly recommended and strictly by appointment only.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

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

INNER HALLWAY

With UPVC double glazed external door, radiator and an airing cupboard housing hot water cylinder.

LOUNGE

18' 10" x 12' 10" (5.74m x 3.91m) With two UPVC double glazed windows and radiator.

KITCHEN

10' 2" x 9' 8" (3.1m x 2.95m) With UPVC double glazed window., fitted with a range of wall and base units with work surfaces and tiled splashbacks, stainless steel sink and drainer, space for freestanding cooker with extractor over, space for fridge and freezer, breakfast bar and a radiator.

UTILITY ROOM

9' 8" x 4' 5" (2.95m x 1.35m) With UPVC double glazed external door and window, fitted with base units and work surfaces, stainless steel sink, plumbing and space for washing machine, floor-mounted gas-fired central heating boiler and a two ring gas hob.

WC

With UPVC double glazed window, low level WC, wash hand basin with tiled splashback and cupboard beneath.

SHOWER ROOM

9' 8" x 6' 7" (2.95m x 2.01m) With UPVC double glazed window, shower cubicle with tiled surround, wash hand basin with storage beneath, radiator and an extractor fan.

BEDROOM 1

11' 11" x 10' 6" (3.63m x 3.2m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

13' 0" x 9' 8" (3.96m x 2.95m) With UPVC double glazed window, built-in wardrobe and radiator.

GARAGE

18' 10" x 9' 11" (5.74m x 3.02m) With an up-and-over door, power, and lighting.

OUTSIDE

To the front there is a generous lawned garden with gravel driveway providing ample off-road parking and access to the integral single garage. To the rear there is a particularly large garden with extensive lawn, patio seating area, gravelled sections, well-stocked borders, garden shed and summer house.



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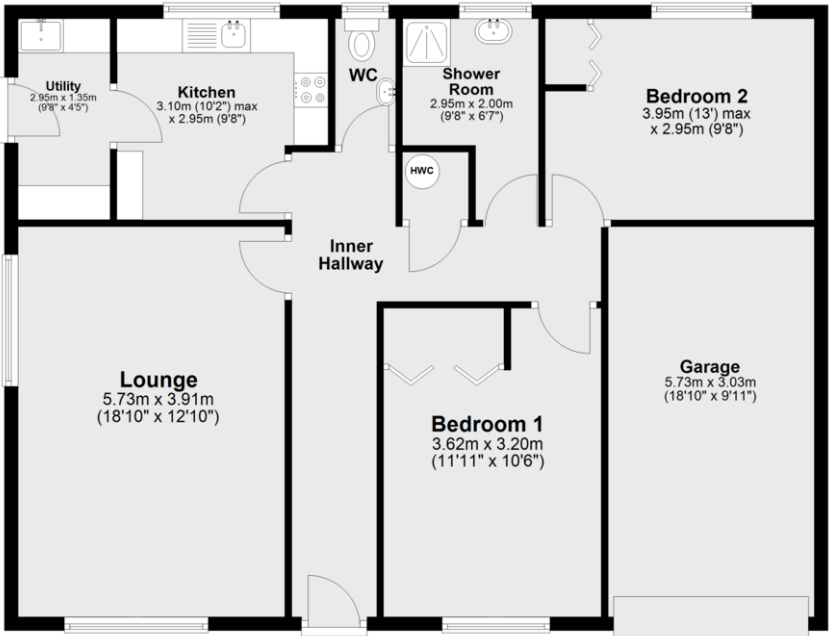
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

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