



The Hawthorns Grange Lane
Ingham

MOUNT & MINSTER



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The Hawthorns is an impressive, high quality Eco home in a popular village location.

- Detached five bedroom
- Underfloor heating & Heat Recovery System
 - Cinema room
- Solar PV and Thermal + Battery System
 - Ample off road parking
 - Beautifully presented
 - Close proximity to amenities
- Garage and Car port with electric charging point
- Light and spacious open plan living accommodation
- Principle suite including dressing area, ensuite and private balcony.



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INTRODUCTION

The Hawthorns is a beautifully presented, high quality finish modern family Eco home. The spacious light and airy accommodation briefly comprises entrance hall, cinema room with private office space, gym/bedroom five, inner hallway, the light and airy kitchen/dining room has a range of wall and base units, with integrated appliances including electric hob, double oven and extractor. The central island unit provides a breakfast bar, along with additional storage. A living room with a feature media wall and access to the rear, along with utility and shower room conclude the ground floor.

To the first floor the principal suite is light and spacious with doors providing access to the the private balcony overlooking the rear garden, with a separate dressing area, and three piece en suite shower room. There are also a further three bedrooms and beautifully presented family bathroom.

This impressive family home also benefits from triple glazing, Valliant air source heat pump system, and underfloor heating along with Growatt battery system and solar PV and thermal panels.

LOCATION

The beautiful village of Ingham is situated approximately 9 miles north of the city of Lincoln, famed for the impressive medieval Cathedral and Norman Castle as well as successful universities and good schools. In the heart of the village is the green, two popular pubs, village shop, doctors surgery, a primary school rated as good by Ofsted, plenty of walking and outdoor pursuits and many community based activities including a mobile library. There are excellent transport links to the A1 to the north and south, A15 to the north of the county, and the A46 to Newark providing mainline rail links to London.





OUTSIDE

The property is accessed via a private gated driveway which leads to a substantial parking area for several vehicles, with a detached garage and car port with an electric car charging point.

To the rear of the property the garden is primarily laid to lawn with flower beds, mature planted shrubs and graveled borders. A large paved patio area runs across the width of the rear of the property providing a delightful alfresco dining space ideal for entertaining.

COUNCIL TAX BAND

Band: E

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: B

SERVICES

Mains electricity, water and drainage, air source heat pump, solar panels.

Solar panels with hybrid converter producing 6KW with 2 x 6.5Kwh Growatt batteries and Solar Thermal panels for hot water, and Zehnder heat recovery system.

METHOD OF SALE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of March 2025.

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



The Hawthorns



Approx. Gross Internal Floor Area 258.10 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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