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7 Sycamore Court, Ingham, LN1 2YR



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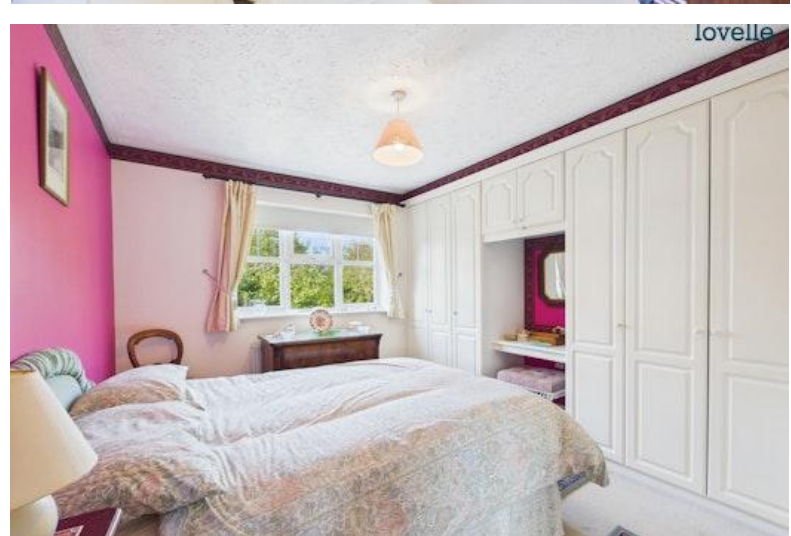
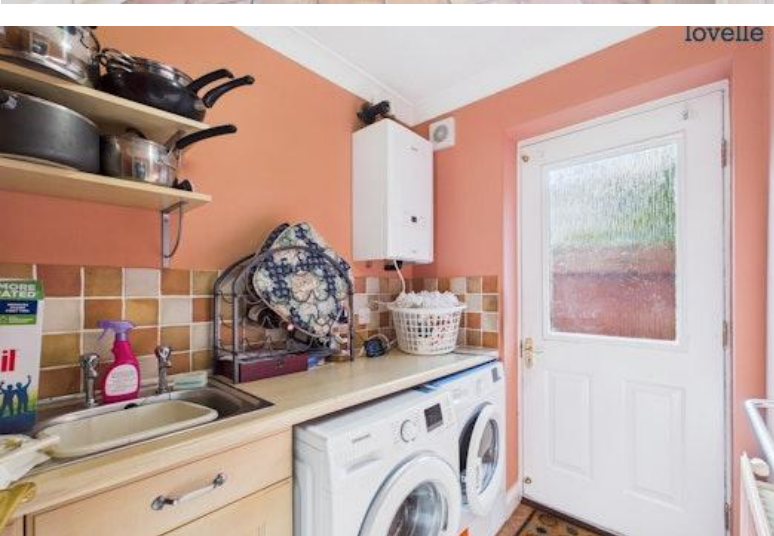
Guide price £500,000

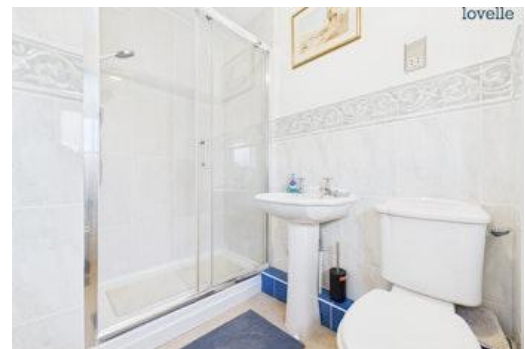
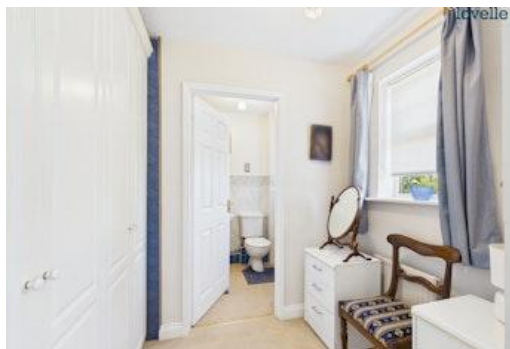


A spacious four-bedroom detached family home set on a corner plot in the desirable village of Ingham, Lincoln. Offering a 24ft lounge, kitchen diner, dining room, sunroom, second reception room, two bathrooms, double garage, and a private rear garden.

Key Features

- 4 bedroom detached family home
- Corner plot within a quiet development
- 24ft lounge with feature fireplace
- Large Kitchen diner
- Master bedroom with walk-in wardrobe
- Separate dining room and sunroom
- Utility room and downstairs WC
- Double garage & driveway
- EPC Rating: C
- Tenure: Freehold





Introduction

This attractive four-bedroom detached family home is in the sought-after village of Ingham, Lincoln. Set on a corner plot within a quiet development of just seven properties, it combines generous living space with a welcoming village setting.

The ground floor offers a bright and spacious entrance hall leading to a 24ft living room with a feature fireplace and patio doors opening to the sunroom. There is also a separate dining room, the sunroom provides additional reception space, a well-appointed kitchen diner with plenty of storage and worktop space, a utility room, a downstairs WC, and another reception room suited to your needs.

Upstairs, the property benefits from four good-sized bedrooms, with the master featuring a walk-in wardrobe and an en-suite. The further three bedrooms are well-proportioned and share a family bathroom.

Externally, the property enjoys a block-paved driveway to the front with ample parking and access to the double garage. The rear garden is private and enclosed, with a lawn and seating areas perfect for families or entertaining.

Ingham is a highly regarded village just north of Lincoln, offering a range of local amenities, well-regarded schools, countryside walks, and excellent transport links.

This spacious and versatile home is perfect for growing families looking to settle in a well-connected and desirable village location.

Entrance Hallway

1.36m x 3.96m (4'6" x 13'0")

Welcoming entrance hall providing access to the lounge, kitchen diner and second reception room, with stairs rising to the first floor.

Living Room

7.61m x 3.61m (25'0" x 11'10")

Bright and spacious dual-aspect living room with plenty of natural light, featuring French doors that open directly into the sunroom.

Sunroom

3.25m x 3.1m (10'8" x 10'2")

A light-filled reception area overlooking the garden, providing an excellent space for relaxation or additional family use.

Dining Room

4.3m x 2.86m (14'1" x 9'5")

A separate dining space, perfectly positioned for entertaining or family meals.

Kitchen Diner

5.03m x 3.4m (16'6" x 11'2")

Well-fitted with wall and base units, generous worktop space, and room for a dining table.

Utility Room

1.56m x 2.28m (5'1" x 7'6")

Practical space with plumbing for appliances and access to the garden.

Reception Room 2

2.25m x 2.85m (7'5" x 9'5")

A versatile reception room to the front of the home, ideal as a snug, playroom, or formal sitting room.

Downstairs WC

1.58m x 0.99m (5'2" x 3'2")

Convenient cloakroom fitted with WC and wash basin.

Master Bedroom

3.69m x 3.27m (12'1" x 10'8")

Spacious double bedroom, with walk-in wardrobe and en-suite.

Bedroom Two

3.41m x 3.49m (11'2" x 11'6")

Generous double bedroom overlooking the rear garden.

Bedroom Three

3.33m x 2.73m (10'11" x 9'0")

Another well-proportioned double bedroom.

Bedroom 4/Office

2.11m x 3.49m (6'11" x 11'6")

A large single/small double, also suitable as an office/study.

Family Bathroom

2.04m x 2.26m (6'8" x 7'5")

Three-piece suite comprising bath with handheld shower, WC, and wash hand basin.

Garage

5.29m x 5.35m (17'5" x 17'7")

Double garage for additional storage, with lighting and power.

Outside

Situated on a corner plot, the property enjoys generous wrap-around gardens with lawned areas, established planting, and multiple seating spaces. Block-paved driveway providing ample off-road parking and access to the double garage. Enclosed boundaries offering both privacy and versatile use of the outdoor space.



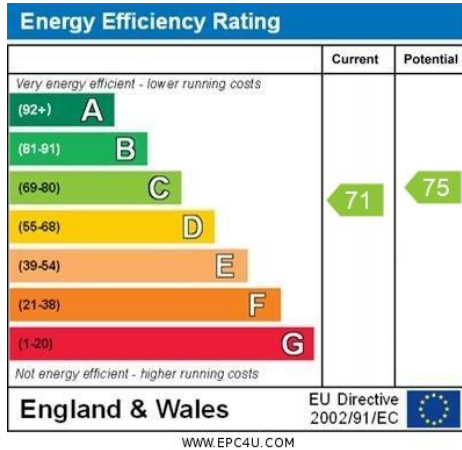
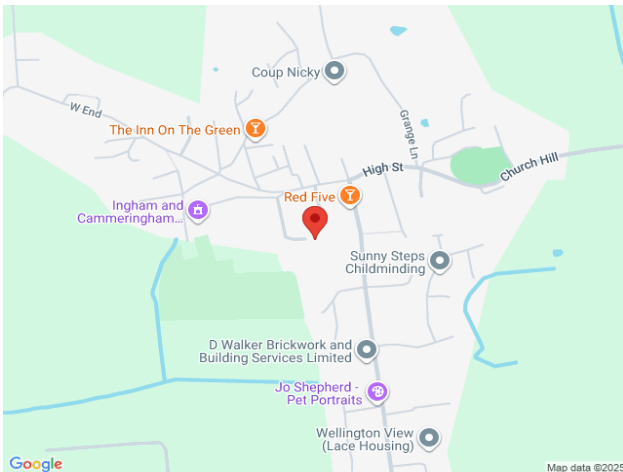


Approximate total area⁽¹⁾
1931 ft²
179.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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01522 305605

lincoln@lovelle.co.uk