



Hawthorn House  
Grange Close, Ingham, Lincoln

**BROWN & CO** JH Walter



## Hawthorn House, Grange Close, Ingham, Lincoln, LN1 2UY

An executive detached family home situated on a generous plot within the much sought after village of Ingham.

The property benefits from spacious accommodation comprising of an entrance hall, cloakroom, living room, dining room, breakfast kitchen, utility and study to the ground floor, along with four double bedrooms, two with en-suites and a family bathroom to the first floor.

Outside to the front is a driveway which leads to a double garage, and to the rear and side there is a large enclosed lawned garden with privacy afforded by a hedge of native trees.



### ACCOMMODATION

#### Entrance Hall

Entrance door and double glazed window to front, stairs rising to first floor, cloaks cupboard, radiator.

#### WC

Double glazed window to front, WC, pedestal wash basin, heated towel rail, tiled flooring.

#### Living Room

Double glazed bay window to front, Double glazed French doors opening to rear garden, inglenook fireplace housing a gas stove, two radiators.

#### Dining Room

Double glazed French doors opening to rear garden, radiator.

#### Breakfast Kitchen

Double glazed windows to front, side and rear aspects, side entrance door, one and a half drainer sink, worktops, base and eye level storage units, Rangemaster, dishwasher, tiled splash backs, tiled floor, two radiators.

#### Utility

Double glazed window to rear, drainer sink, worktop, base and eye level storage units, space for fridge freezer, washing machine and tumble dryer, water softener, loft access, tiled flooring, radiator, door to garage.

#### Study

Double glazed window to rear, radiator.

#### First Floor

##### Landing

Airing cupboard, storage cupboard, loft access, radiator.

##### Bedroom One

Double glazed windows to both the side and rear, fitted wardrobes, radiator.

##### En Suite

Double glazed window to side, WC, pedestal wash basin, corner shower cubicle, heated towel rail, fully tiled flooring and walls.

##### Bedroom Two

Two double glazed windows to rear, radiator.

##### En Suite

Double glazed window to side, WC, pedestal wash basin, shower cubicle, radiator.

##### Bedroom Three (Formerly two bedrooms)

Two double glazed windows to front, built in wardrobe, two radiators.

##### Bedroom Four

Double glazed window to rear, built in wardrobe, radiator.

##### Family Bathroom

Double glazed window to front, WC, vanity wash basin, bath with shower attachment, shower cubicle, heated towel rail, tiled flooring and walls.

##### Outside

To the front is a block paved driveway providing parking for several vehicles and leading to a double garage. Gated side access leads to a generous rear garden with a large lawn running to the side and rear of the property, with paved patio areas, decorative borders and a greenhouse.



## Situation

Ingham is located approximately 7 miles North of Lincoln on the Lincoln Cliff. Ingham has won several Best Kept Village in Lincolnshire awards. There is a 2 hourly bus service to Lincoln and Scunthorpe.

It is the main village on the Lincoln Cliff and has a full range of amenities.

In the village is All Saints Church, a primary school, two public houses with restaurants, and a post office / shop. The nearest secondary schools are Queen Elizabeth High School, Gainsborough and William Farr Comprehensive, Welton. There is a highly regarded GP Surgery and dispensary. Ingham has a strong community presence with a nursery school, social clubs in the village hall, a football field, tennis court and a bowling green. It is in a walking and horse riding area with an extensive network of public footpaths and bridleways and a livery stable.

## Agents Notes

The property was architect designed and built in 1998 by Truelove Property to a high standard using reclaimed local Langworth brick with a Welsh slate roof. The property benefits from a 3-phase electricity supply with a socket at the front to fit a fast charging point suitable for the largest electric vehicles. The central heating and domestic hot water system has been completely renewed in 2023 to modern standards, with enhanced insulation, an advanced air-source heat pump with new high output radiators and pipework throughout.

## TENURE & POSSESSION

Freehold and for sale by private treaty.



COUNCIL TAX  
Band F

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble  
01522 504304  
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### Energy performance certificate (EPC)

Hawthorn House Grange Close Ingham LINDOLN LN1 2UY	Energy rating <b>C</b>	Valid until: 14 June 2032 Certificate number: 1532-7426-8100-0305-7292
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Property type: Detached house  
Total floor area: 198 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

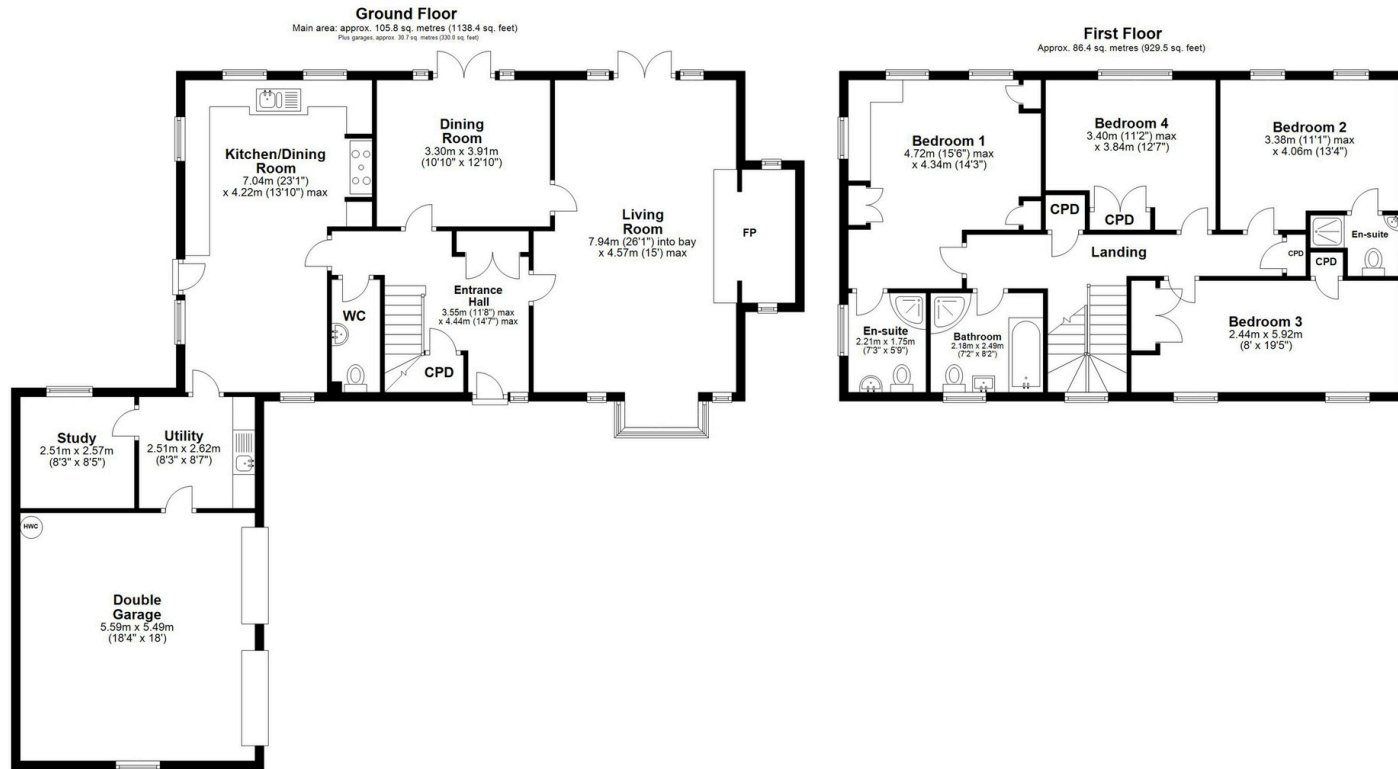
For properties in England and Wales: the average energy rating is D the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-90	C	72   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Main area: Approx. 192.1 sq. metres (2067.9 sq. feet)  
 Plus garages, approx. 30.7 sq. metres (330.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Hawthorn House, Grange Close, Ingham**

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