



**36 THE AVENUE
INGHAM LN1 2XQ**

**£190,000
FREEHOLD**

Nestled in a highly sought-after village location, this well-presented three-bedroom semi-detached home is perfect for families and first-time buyers alike.



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Description

Nestled in the heart of the ever-desirable village of Ingham, this attractive three-bedroom semi-detached home offers modern living with countryside charm. Perfectly positioned in a quiet residential setting, this well-presented property boasts an integral garage, ideal for secure parking or additional storage and has recently had a new boiler, garage door and entrance door installed.

Step inside to a welcoming front-facing lounge, filled with natural light, creating a warm and inviting space for relaxation. The heart of the home lies in the spacious dining kitchen—well-appointed and perfect for family meals or entertaining guests, with direct access to the enclosed rear garden.

Upstairs, you'll find three well-proportioned bedrooms, each with fitted storage and a well planned family bathroom, making this home ideal for couples, growing families, or those looking to downsize without compromise.

Outside, the low-maintenance rear garden provides a private space to unwind or entertain, while the neat front garden enhances the property's kerb appeal.

Entrance Porch

With an attractive composite door, the entrance porch acts as a useful lobby before entering into:

Lounge

The bright, front facing Lounge enjoys a large window, focal fireplace with an inset electric faux logburner, alcove with shelving and offering plenty of space for comfy sofas, armchairs and media outlets. With door to:

Inner Hall

Leading to the Dining Kitchen and the return staircase rising to the first floor.

Dining Kitchen

Conveniently sectioned, the dining area offers space for breakfast bar or bistro dining table and chairs with large window to the rear garden and door to the useful Utility Cupboard with opportunity of space for a tumbledryer or to complete/add plumbing for washing machine. The Kitchen area encompasses an 'U' shaped design of fitted oak style units with contrasting worksurface over and glossy metro style tiling to majority walls and upstands and complimenting oak style units to eye level. Integral electric fan oven and grill, inset electric 4 ring hob, space for washing machine and inset sink unit with large window above.

Door leading to the rear garden.

First Floor Landing

The bright and airy landing features useful storage options and doors to all principal first floor rooms.

Bedroom One

With window to the front and featuring a fantastic range of fitted wardrobes.

Bedroom Two

The second bedroom is currently utilised as a guest room and dressing room with window to the front and large fitted double wardrobe.

Bedroom Three

The third bedroom is also of good proportions with wood panelled feature wall, a window to the rear and large storage closet.

Family Bathroom

The Family Bathroom features a penlled bath with side splashscreen and electric shower above, tiling to splashbacks, WC and wash hand basin . With frosted window to the rear, extractor,

Outside

The front provides ample parking for 2 vehicles and leads inturn to the front entrance door and integral garage with gated pathway leading to the rear garden and providing storage for wheeliebins etc.

The rear garden is a real suntrap set to low maintenance paving with an astroturfed seating area providing a peaceful retreat, ample space for garden furniture and BBQs

Integral Garage

With recently installed up and over garage door, power and lighting.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 785.00 sq ft

Tenure – Freehold



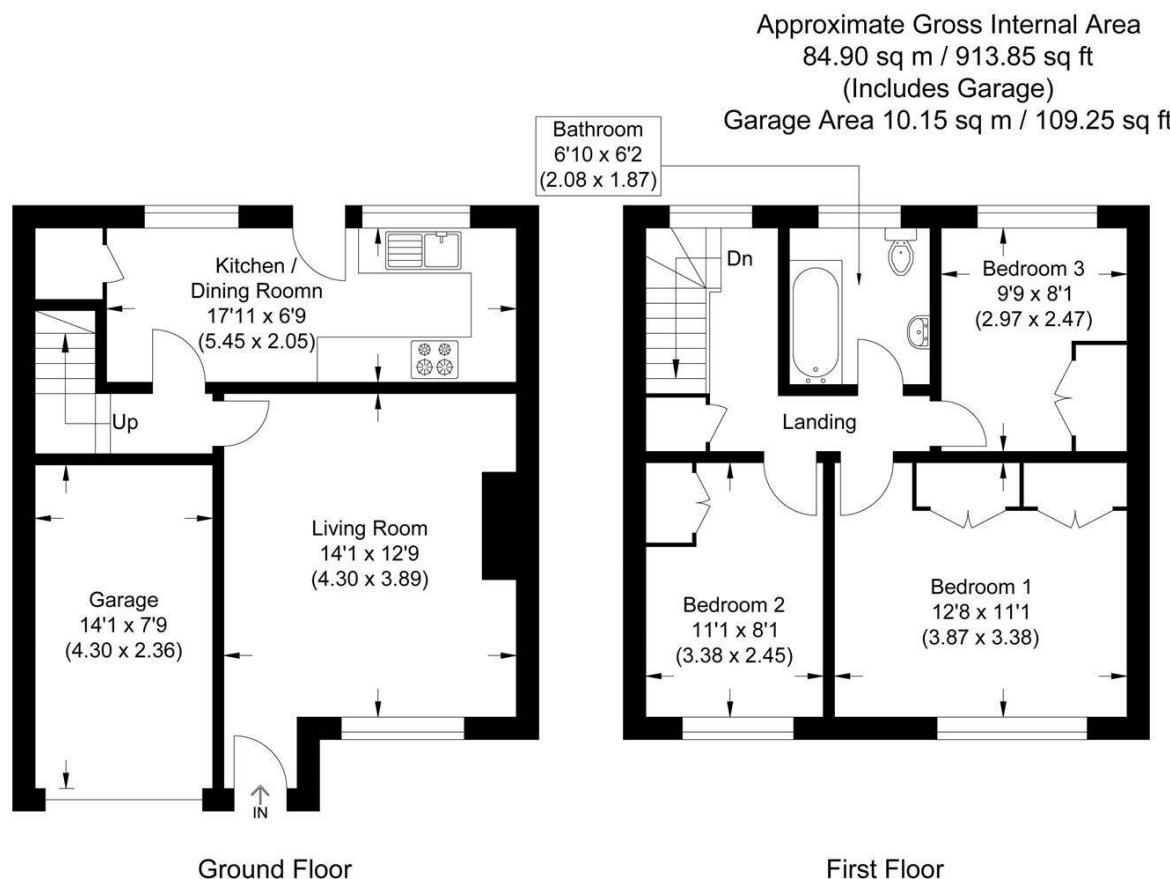


Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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