



## 14 WESSEX WAY

LINCOLN, LN1 2YT

**£190,000**  
**FREEHOLD**

Welcome to Wessex Way in the ever-desirable setting of Ingham village.  
This modern home is an ideal first time buy and offers contemporary yet comfortable and spacious living.



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01724 642002



## 14 WESSEX WAY



### Description

A modern, move-in ready home built in 2020, this beautifully presented two-bedroom property offers stylish living in the sought-after village of Ingham. With allocated parking and an enclosed rear garden with the fantastic feature of fronting onto a secure green space and children's play area, it's perfect for young families or first-time buyers.

Inside, you'll find a spacious front-facing lounge, a generous kitchen-diner with French doors opening onto the garden, a handy entrance hall and downstairs WC. Heading upstairs, the welcoming landing invites us to two double bedrooms and a contemporary family bathroom.

Tucked away in a peaceful village setting with everything you need on your doorstep—this is one not to miss!

### Entrance Hall

Welcoming inside, the useful hall leads to the ground floor WC and door to:

### Lounge

The bright living room provides ample space and a wonderful retreat, perfect for unwinding in front of the tv and enjoying a pretty outlook across the front designated green space. With staircase rising to the first floor and door to:

### Dining Kitchen

The light and airy dining kitchen features a useful range of contemporary units, an integral fridge and freezer, electric fan oven and grill with a 4 ring gas hob and extractor above. With space for washing machine and space for dining table and chairs, window to the rear, inset sink unit and double french style doors open onto the rear garden.

### WC

With modern vanity wash hand basin and WC, the downstairs WC is accessed from the front entrance hall.

### Landing

Inviting us to the two double bedrooms and family bathroom with loft access hatch and useful storage closet.

### Bedroom One

With window to the rear, this spacious double bedroom offers ample room for a double bed and further bedroom furnishings.

### Bedroom Two

With two windows to the front, this spacious double bedroom offers ample room for a double bed and further bedroom furnishings.

### Family Bathroom

The modern family bathroom services the two bedrooms with ease having wash hand basin, WC, panelled bath with side splashscreen and direct feed shower over and towel rail radiator.

### Outside

With paved patio and seating area with complimenting paving heading to the rear courtesy gate, formal lawn area and space for garden shed. The rear gate leads to the communal parking area with allocated parking for two cars.

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### ADDITIONAL INFORMATION

**Local Authority** – West Lindsey

**Council Tax** – Band A

**Viewings** – By Appointment Only

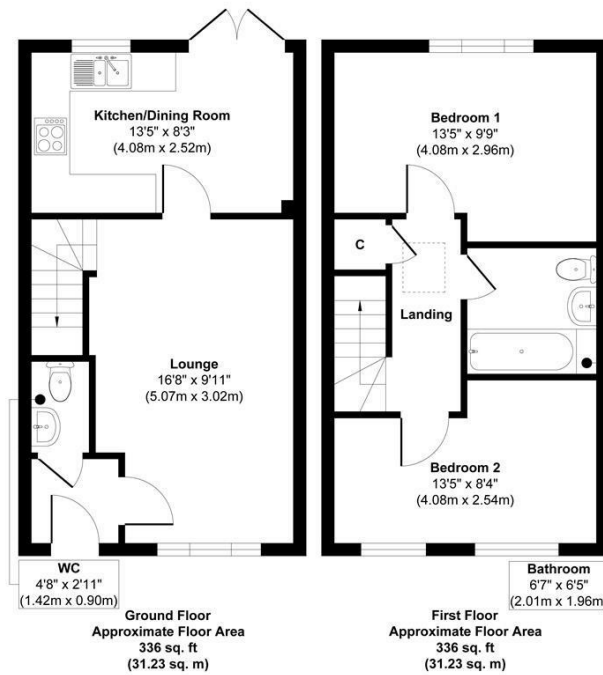
**Floor Area** – 672.00 sq ft

**Tenure** – Freehold





Wessex Way, Ingham



Approx. Gross Internal Floor Area 672 sq. ft / 62.46 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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