



- Semi-Detached Stone Cottage
- Pleasant Village Location
- Lots Of Character
- 2 Double Bedrooms
- 17'2" Sitting Room & 12'2" Conservatory
- Pleasant South-Facing Garden
- Well Presented Throughout
- Call Today To View

South View, The Green, Ingham, LN1 2XT,  
£225,000







**CHARACTER COTTAGE IN IDYLIC LOCATION!** Located just off the village green in the heart of the ever popular village of Ingham is this delightful semi detached character cottage located only a short stroll away from local amenities to include Ingham Primary School, childrens play park, convenience store and locally renowned public houses. Surprisingly spacious accommodation briefly comprises 17'2 sitting room with french doors leading to conservatory, separate dining room, 17' max kitchen, first floor landing, two very well proportioned bedrooms and spacious first floor bathroom with four piece bathroom suite. Outside the property has a concrete courtyard to the front with useful outbuilding and south facing garden to the rear which has vehicular access and therefore suitable for parking if preferred. In the agent's opinion viewing of this property would be highly recommended. Call today to view!! Council tax band: B. Freehold.





## Kitchen

Having part glazed front entrance door, a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral dishwasher, integral full height fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator and LED downlights.

## Dining Room

17' 2" max x 7' 2" (5.23m x 2.18m)

Having radiator, stairs rising to first floor and large understairs storage cupboard.

## Lounge

17' 2" max x 12' 3" (5.23m x 3.73m)

Having traditional style coal effect gas fireplace with quarry tiled hearth, tiled inset and wooden surround, 2 radiators, exposed ceiling beams and French doors leading into conservatory.

## Conservatory

12' 2" max x 8' 4" (3.71m x 2.54m)

Having double glazed window, brick built base, tiled floor and French doors leading onto rear garden.

## First Floor Landing

Having access to part boarded loft.

## Bedroom 1

17' 4" into wardrobe x 12' 4" (5.28m x 3.76m)

Having fitted wardrobes and radiator.

## Bedroom 2

11' 10" x 7' 0" (3.60m x 2.13m)

Having radiator.

## Bathroom

Having spacious 4 piece suite comprising tiled shower cubicle with mains fed shower, panelled bath, pedestal wash hand basin, low level WC, wood effect vinyl flooring, radiator, part tiled walls, LED downlights and airing cupboard housing hot water cylinder.

## Outside Front

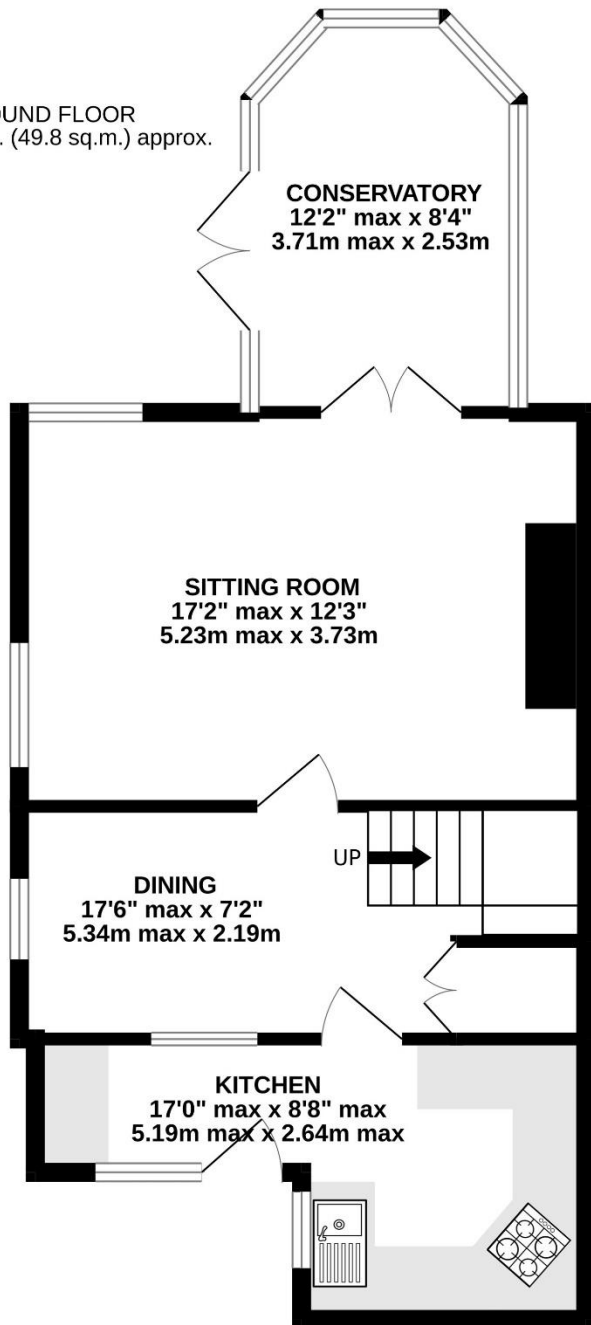
To the front of the property there is a courtyard garden and brick built outbuilding with power and light. Path at side leading to rear garden.

## Outside Rear

To the rear of the property there is a enclosed south-facing garden comprising lawn with paved patio area, outside lighting, outside power points and gate leading to rear. Please note the rear garden benefits from vehicular access to the rear and could therefore be alternatively used a parking if preferred. Call today for further information.



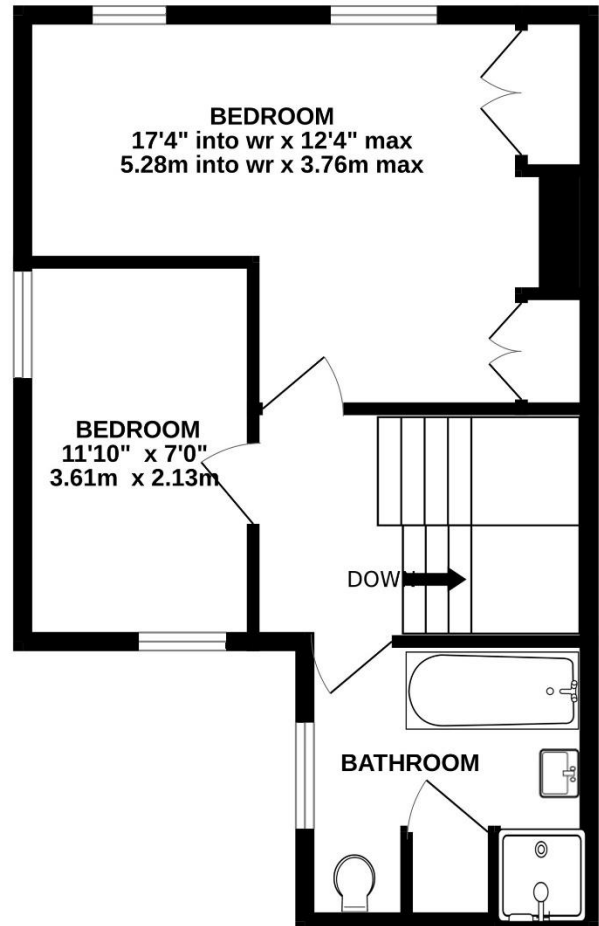
**GROUND FLOOR**  
536 sq.ft. (49.8 sq.m.) approx.



**TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1ST FLOOR**  
411 sq.ft. (38.2 sq.m.) approx.



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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