



- Semi-Detached House
- 3 Generous Bedrooms
- Bay Fronted Lounge
- Stylish Kitchen Diner & Ground Floor WC
- Master En-Suite & Family Bathroom
- Enclosed Garden
- Driveway Parking & Single Garage
- No Onward Chain

Lincoln Road, Ingham, LN1 2XF
£249,950





Offered for sale with no onward chain is this modern 3 bedrooms semi-detached house built in 2020. With Professional Consultants Certificate/ Architects certificate for a period of 10 years (from Jan 2020) and no communal charges . The property is over 2 floors and boasts spacious living accommodation throughout. Being immaculately presented, the ground floor comprises of a bay fronted lounge with access leading onto a stylish kitchen diner measuring 16'8" x 11'2" with a range of integrated appliances, patio doors leading into rear garden and access to a ground floor WC. Rising to the first floor are 3 double bedrooms with the measuring 11'2" x 10'6" and having access to a private en-suite shower room. Two further bedrooms benefit from the use of a modern 3 piece bathroom suite which comprises a bath tub and rainfall shower head over. Additional benefits of the property include gas central heating and uPVC double glazing throughout and the rear garden comes with enclosed space with patio seating area, walled and fenced perimeters. There is spacious driveway with parking for multiple vehicles plus access to a single garage. Situated in the semi-rural village of Ingham, approximately 20 minutes from Lincoln city centre. The property is surrounded by a wealth of amenities. These include doctors surgery, public houses and a well-regarded primary school, as well as having an abundance of nature and wildlife field friendly walks. For more property details and viewing arrangements. Please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having composite front door entry, radiator, stairs rising to first floor and access into:

Lounge

12' 3" x 15' 4" (3.73m x 4.67m)

Having uPVC double glazed bay window to front aspect, radiator and understairs storage cupboard. Access into:

Kitchen Diner

16' 8" x 11' 2" (5.08m x 3.40m)

Having a range of base and eye level units with counter worktops, integrated appliances such as oven with 4 ring hob and extractor hood over, integrated fridge freezer, washing machine, dishwasher, patio doors leading onto rear garden and uPVC double window to side aspect, tiled floor finish and a radiator. Access to:

Downstairs WC

4' 5" x 4' 8" (1.35m x 1.42m)

Having low level WC, hand wash basin unit, tiled floor, extractor unit, radiator and a uPVC double glazed obscured window to side aspect.

First Floor Landing

6' 6" x 11' 8" (1.98m x 3.55m)

Having storage cupboard housing gas central heating boiler and shelving for airing cupboard space. Loft access - partially boarded with ladder access.

Master Bedroom

10' 6" x 11' 2" (3.20m x 3.40m)

Having feature wood panelling, uPVC double glazed window to rear aspect and a radiator. Access to:

En-Suite Shower Room

8' 0" x 2' 6" (2.44m x 0.76m)

Having a shower cubicle, vanity hand wash basin unit, low level WC, extractor fan, tiled floor and chrome heated hand towel rail.

Bedroom 2

10' 4" max x 9' 1" (3.15m x 2.77m)

Having uPVC double glazed window to rear aspect, radiator and feature panelling.

Bedroom 3

9' 1" x 9' 10" (2.77m x 2.99m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

6' 5" x 6' 5" (1.95m x 1.95m)

Having 3 piece suite comprising bath with rainfall shower head over, low level WC, hand wash basin unit, tiled flooring, chrome heated hand towel rail and a uPVC double glazed obscured window to front aspect.

Outside Rear

Enclosed garden with patio arrangement, being mostly laid to lawn and enclosed with walled and fenced perimeters. Side gated access onto the driveway.

Outside Front

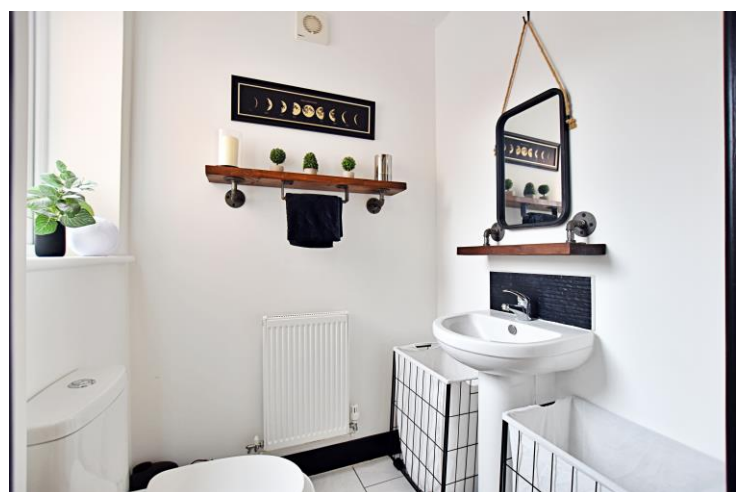
Driveway parking for multiple vehicles. Access to:

Single Garage

Up and over door, power and lighting.

Agents Note 1

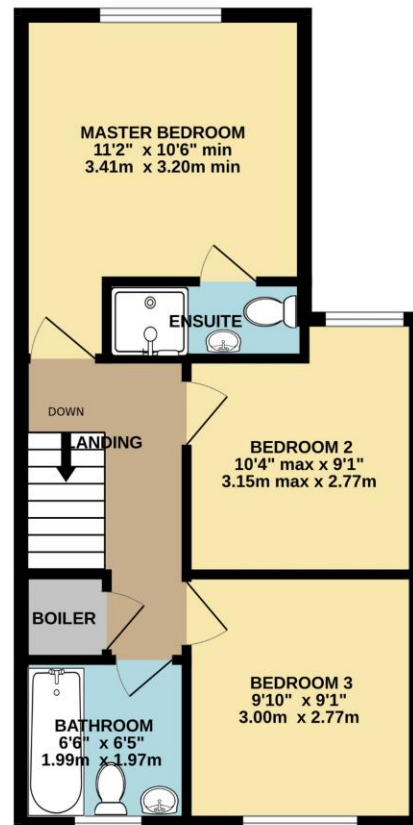
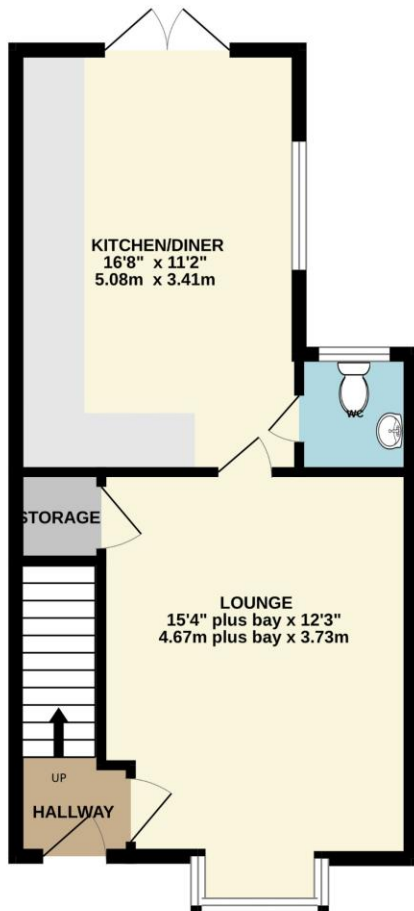
The property comes with Professional Consultants Certificate/ Architects certificate for a period of 10 years (from Jan 2020).





GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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Important Information:

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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