



**Daisy Cottage, Anyans Row, Ingham,
Lincoln**

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Cottage

3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 12th April 2024

Deposit: £1,148

Unfurnished

- Recently Refurbished
- Enclosed Garden
- Fitted Kitchen with Appliances
- Bathroom and Cloakroom
- Gas Central Heating
- Garage & Off Road Parking
- Village Location
- Council Tax - A
- EPC - D

This three bedroom character cottage is nestled within the sought after and picturesque village of Ingham. Renovated throughout whilst retaining original features with kitchen/diner, Lounge, utility room, cloakroom and family bathroom. Parking, Garage and Garden to front aspect.

Unfortunately pets and smokers cannot be accepted in this property

Length of tenancy - 6 months initial tenancy

Council tax band - A - West Lindsey District Council

Mobile (based on calls indoors) - O2, EE, & Vodafone

Average coverage

Broadband (estimated speeds)

Standard 1 mbps

Superfast 80 mbps

Ultrafast - UNAVAILABLE

Satellite & Cable TV Availability - BT & Sky



This three bedroom character cottage is nestled within the sought after and picturesque village of Ingham.

Amenities include the village hall, tennis court, play park which has been renovated in 2022, 13th century village church and war memorial, doctors surgery and two public houses. Ideal location for walkers and pet owners as the village is surrounded by public paths.

Commutable distance into the city of Lincoln with regular transport links plus the ever popular William Farr CoE secondary is approximately only 5 miles away.

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PORCH
 4'4" x 12'2"
 PVC double glazed and single brick construction, laminate flooring with inlay mat. Two separate PVC doors leading to living room and dining area and pendant light.

DINING AREA
 12'1" x 11'7"
 PVC windows to front aspect and PVC door to porch, ceiling light fittings, 2 x radiator, laminate flooring with inlay mat and Electrical consumer unit.

KITCHEN
 12'1" x 6'3"
 Original beams to ceiling and door through to the hallway, base and eye level units with laminate work surfaces with breakfast bar. Inset 1 1/2 composite sink and drainer, fitted double electric oven and 4 ring gas hob, integrated appliances; fridge, freezer and dishwasher. Boiler, Main-ECO compact and Hive system, heat alarm, carbon monoxide alarm, ceiling light fittings, laminate flooring and PVC windows to rear and side aspect.

LIVING ROOM
 11'8" x 11'11"
 Original beams to ceiling and internal door, PVC window to the front aspect and PVC door to porch, carpeted flooring, radiator, pendant light fitting and a log burning stove with stone hearth and including lined chimney.

UTILITY ROOM
 4'2" x 6'1"
 Original internal door, base level unit with laminate work surface, space for washing machine, radiator, ceiling light fitting, PVC window to rear, vinyl flooring

CLOAKROOM
 6'0" x 2'2"
 Original internal door, wash basin to wall, low level WC, vinyl flooring, radiator, extractor to wall, ceiling light fitting

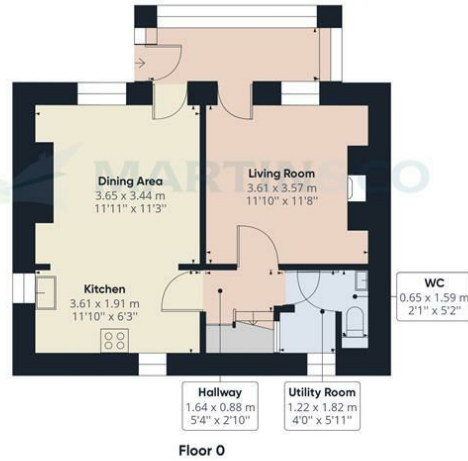
HALLWAY STAIRS LANDING
 Carpet flooring, pendant light fittings, smoke alarm on the ground and first floors, and under stairs cupboard.

BEDROOM
 12'1" x 11'8"
 Original internal door, PVC window to the front aspect, carpet flooring, pendant fitting, radiator and loft access.

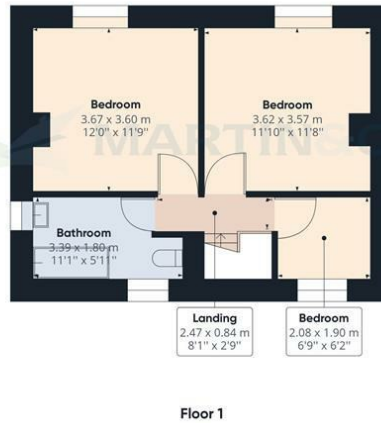


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
82.31 m²
885.94 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.