



**Daisy Cottage, Anyans Row,
Ingham, Lincoln**
Asking Price £275,000-£270,000

Daisy Cottage, Anyans Row,
Ingham, Lincoln

3 Bedrooms, 1 Bathroom

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- Recently Refurbished
- Fitted Kitchen
- Bathroom and Cloakroom
- Gas Central Heating
- Garage & Off Road Parking
- Enclosed Garden
- Village Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A

An opportunity to purchase this character cottage nestled within the sought after and picturesque village of Ingham. Recently renovated throughout whilst retaining original features. Sold with no onward chain. Viewing by appointment only.



An opportunity to purchase this character cottage nestled within the sought after and picturesque village of Ingham. Recently renovated throughout whilst retaining original features. Following the renovation the property was briefly let as a holiday cottage and separately as a short term AST let but would also make for a lovely primary home, benefitting from no onward chain. Viewing by appointment only.

The property has been recently renovated to include full rewiring and a new central heating system installed, exterior walls repointed and the internal walls have been damp treated and plastered new with a 30 year warranty also the timber beams have been treated. The EPC has not been renewed thus does not take into account the changes with the renovations works. NO ONWARD CHAIN.

The village has a large village green surrounded by trees, overlooked by the village primary school and village shop. Other 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 CofE secondary is approximately only 5 miles away.

See the village web page for further information:
<https://ingham.parish.lincolnshire.gov.uk/>

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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.

BEDROOM
11'11" x 11'10"
Original internal door, PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

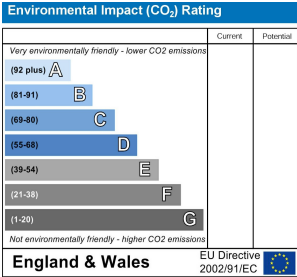
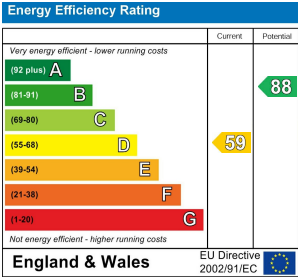
BEDROOM
6'10" x 6'3"
Original internal door, PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BATHROOM
11'1" x 6'0"
Original internal door, pedestal wash basin, low level WC and panelled P shaped bath with shower mixer tap and glass screen. Heated towel rail, PVC double glazed windows to the side and rear aspect, extractor, ceiling light and vinyl flooring.

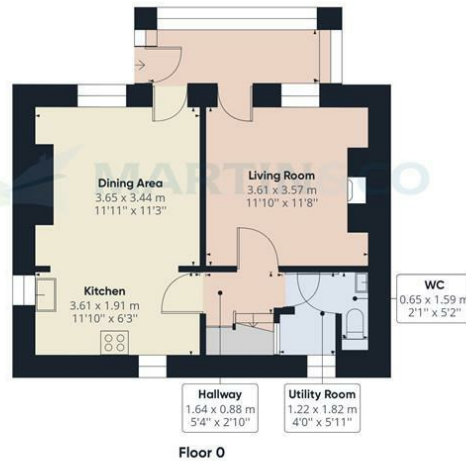
GARAGE
Up and over door to front of garage, no light or power

OUTSIDE
Enclosed garden to front with gated access, being laid to lawn, raised patio area and off road parking for 3 cars to the front approached by driveway from High Street which is included in the sale.

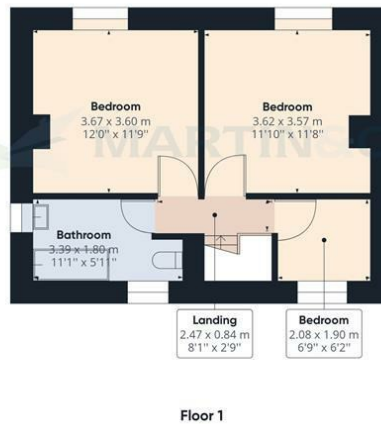
FIXTURES & FITTINGS
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect







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.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.