



33 Lincoln Road  
Ingham, Lincoln. LN1 2XF

**BELL**



## 33 Lincoln Road, Ingham

This is a wonderful detached modern home of some distinction, appointed and presented to a very high standard in a contemporary design style, offering an excellent range of four-bedroom family accommodation, a delightful landscaped rear garden and excellent double garage space.

The property is very pleasantly located in the ever-popular village of Ingham which nestles in delightful Lincolnshire countryside at the foot of the north Lincoln Cliff escarpment. Ingham is a very appealing village, popular with families as it benefits from having its own medical centre, respected primary school, two pubs/restaurants and a Post Office/Village Store.

### ACCOMMODATION

**Entrance Hall** having an attractive contemporary design style front entrance door with obscure vertical double glazed panel, staircase up to first floor, oak featured flooring, built in cloaks cupboard, coving and radiator. Appealing oak featured contemporary design style panel doors through to all adjoining accommodation.

**Study/Home Office** with a pleasant westerly view out over the front garden and Lincoln Road; oak featured flooring and radiator.

**Sitting Room** of excellent proportions, having an easterly outlook over the rear garden from the French doors which open out onto the garden patio area. There is an eye-catching Scandinavian style gas fired stove to one corner set on a dark granite hearth, feature oak flooring, coving and radiator.

**Large Dining Kitchen** having a very pleasant westerly outlook over the front garden and Lincoln Road, together





with a view to the rear out over the attractive landscaped garden; a very comprehensive range of appealing sage green, contemporary design style fitted units comprising; fitted work surface with single drainer one and half bowl ceramic sink unit inset, cupboard space and built-in Zanussi dishwasher beneath and above a corner storage cupboard. The fitted work surface extends around the adjoining wall with cupboard space and a tier of three large drawers below, brushed steel Hotpoint five ring gas hob to surface and above a feature glass splash back with brushed steel cooker hood over, accompanying wall cupboard space set either side. To the end of these units there is a built-in brushed steel full size Zanussi oven with a half size oven and grill above, with cupboard space above and beneath, a concealed upright fridge/freezer to one side. There is striking large ceramic floor tiling, radiator and inset ceiling spotlight fittings in part. Oak featured contemporary design style door to:

**Utility Room** having an easterly outlook over the garden, stainless steel sink unit inset to work surface with cupboard space, concealed Zanussi washing machine and space also for a further appliance beneath; wall cupboard above. Attractive large ceramic floor tiles, a small but very useful built-in under stairs storage cupboard, radiator and extractor vent. uPVC rear entrance door to garden.

**First Floor - Landing** having a built in linen cupboard containing the Baxi gas fired central boiler, access to roof space, coving and radiator. Attractive oak featured contemporary design style doors through to all adjoining accommodation.

**Bedroom** (south east corner) of good proportions and having an easterly view down over the attractive landscaped rear garden; coving and radiator.

**Bedroom** (south western corner] with a very pleasant westerly outlook down across Lincoln Road; coving and radiator.

**Family Bathroom** appointed in a very appealing contemporary design style comprising; panelled bath with attractive full height wall tiling above, shower cubicle with appropriate shower fitting and accompany full height tiling with toiletry niches, wash hand basin with toiletry





cupboard space beneath and low-level WC with concealed cistern. Large ceramic floor tiles, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

**Bedroom** (west north corner) a further good sized family bedroom with a westerly aspect; coving and radiator.

**Feature Master Bedroom** of excellent proportions. Oak featured door through to:

**En-suite Shower Room** having good sized corner shower cubicle with accompanying shower fitting and full height tiling, wash hand basin with toiletry cabinet beneath, full height tiled splash back and vanity mirror above, low-level WC with concealed system. Large ceramic floor tiles, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

## OUTSIDE

The house stands in a very good position on Lincoln Road, the front garden is predominantly laid to lawn with accompanying laurel hedging in part. An attractive block paved pathway leads to the front door with its large eye catching oak detailed Storm Porch. To the southern elevation of the house stands a good size area of block paved driveway providing more than ample parking for both family and visitors as well as access to the **Double Garage** with double up over doors, light fittings and power points. A gateway from the driveway, provides access through to the rear.



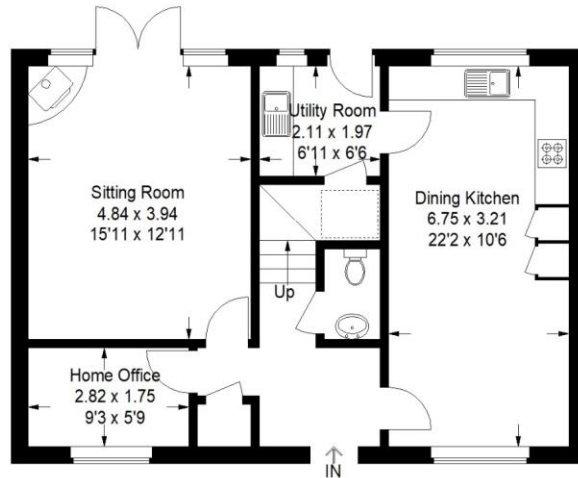
The house benefits from having a delightful, attractively landscaped rear garden which with its ornamental conifer trees takes on a measure of attractive Tuscan styling. The grounds are enclosed by wall and panelled fencing inset between feature brick pier, to include a gate giving a 'secret garden' feel.. A large paved patio area adjoins the eastern rear elevation of the house onto which the French doors of the sitting room open. The garden has been predominantly laid to lawn with accompanying feature conifers. Set to the rear there is a large feature paved patio having a pergola with detachable canopy, from which to enjoy the afternoon sun in the spring/summer. There is an exterior power point light fittings and an outside water tap.



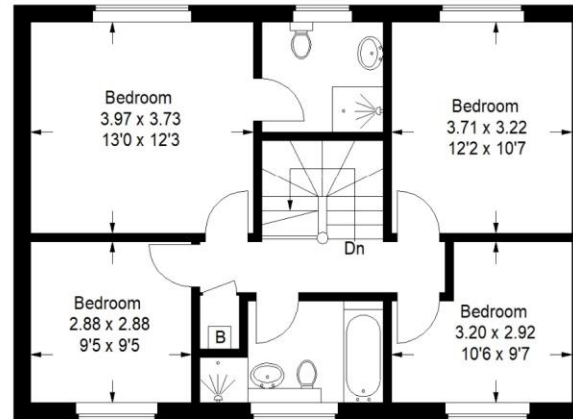


### 33 Lincoln Road

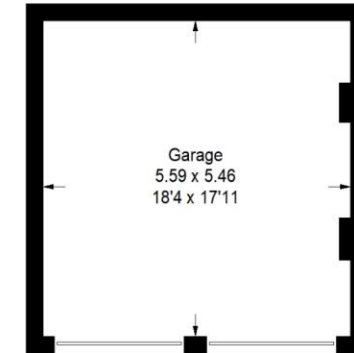
Approximate Gross Internal Area  
Ground Floor = 65.3 sq m / 703 sq ft  
First Floor = 64.8 sq m / 697 sq ft  
Garage = 31.0 sq m / 334 sq ft  
Total = 161.1 sq m / 1734 sq ft



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them.

West Lindsey District Council – Tax band: D ENERGY PERFORMANCE RATING: B **Note:** The property has 6 years remaining on the Building Warranty

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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