



Saxon Way, Ingham



£350,000

- Extended Detached House
- Four Double Bedrooms
- En Suite & Bathroom
- 18ft Kitchen & Breakfast Room
- Garden Room
- Integral Garage & Gardens
- Prime Village location
- EPC rating C



An extended detached house with four double bedrooms, lounge, dining room, kitchen and breakfast room, garden room, downstairs cloakroom landing, four bedrooms, en suite shower room and family bathroom. There is also a useful loftroom. There is a block paved driveway to the front and an integral garage with an enclosed rear garden completing the accommodation. The property benefits from upvc double glazing and gas central heating.

Entrance Hall

With the entrance door to the front aspect, understairs cupboard and radiator.

Lounge 15'11" x 11'5" (4.9m x 3.5m)

With a box bay window to the front aspect, wall mounted and radiator.

Downstairs WC

With a window to the side aspect, low level wc, wash hand basin and radiator.



Kitchen/Breakfast Room 18'1" x 10'11" (5.5m x 3.3m)

With a window to the rear aspect, french doors leading to the rear garden, a range of wall and base units with worktops, sink with drainer unit and integrated double oven, five ring hob with extractor over, space and plumbing for a washing machine and radiator.

Dining Room 9'11" x 8'8" (3m x 2.6m)

With a window to the rear aspect, opening to the kitchen and radiator.

Garden Room 12'10" x 8'11" (3.9m x 2.7m)

With windows to all aspects and a door to the rear garden.

Landing

With stairs to the ground floor, access to the airing cupboard and access to the loft room.

Bedroom One 16'2" x 8'8" (4.9m x 2.6m)

With a window to the front aspect, access to the en-suite and a radiator.

En-Suite

With a window to the side aspect, low level wc, wash hand basin, enclosed shower and heated towel rail.

Bedroom Two 11'2" x 9'9" (3.4m x 3m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three 10'0" x 11'0" (3m x 3.4m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Four 7'4" x 13'8" (2.2m x 4.2m)

With two windows to the rear aspect and radiator.

Bathroom

With a window to the front aspect, low level wc, vanity wash hand basin, panelled bath with mixer shower over and heated towel rail.

Loft Room 11'2" x 8'8" (3.4m x 2.6m)

With a skylight window to the rear aspect, access through a hatch and radiator.

Garage 16'8" x 8'7" (5.1m x 2.6m)

With a door leading to the kitchen, electric roller door, power and lighting.

Outside

To the front of the property is a small lawn, driveway leading to the integrated garage and access to the entrance door.

To the rear of the property is an enclosed garden with lawn, patio and mature shrubs.

Agents Note

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SAXON WAY, INGHAM, LN1 2FP

TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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