



Hormead, Main Street,  
Ingoldsby, NG33 4EJ



**Guide Price £350,000**

- Energy Efficient Village Home
- Extended and Modernised
- South Facing Garden
- Large Living Room
- Kitchen/Dining Room & Utility
- Ground Floor Bedroom & Bathroom
- Two First Floor Bedrooms
- Backs onto Open Fields
- Garage & Workshop
- Freehold – Energy Rating A



Hormead has been extended and remodeled during recent years by the present owner and now offers a most comfortable home with flexible accommodation. The installation of solar panels, electric heating, and triple glazing has resulted in low documented energy consumption and an 'A' RATED ENERGY PERFORMANCE CERTIFICATE. There is a generous living room, well fitted kitchen/dining room, utility room, double bedroom and bathroom with shower on the ground floor together with two good sized bedrooms and useful eaves storage at first floor level. Externally there is a garage, workshop and a delightful south facing rear garden is now filling out to give a lovely private outdoor space with open fields beyond. The property will appeal to buyers seeking a quiet village home in lovely South Lincolnshire countryside with the benefit of modest running costs and early viewing is recommended.

## ACCOMMODATION

### ENTRANCE HALL

1.67m x 1.92m (5'6" x 6'4")

With uPVC half glazed entrance door, under stairs cloaks cupboard with mirror doors and inner glazed door to the living room.

### LIVING ROOM

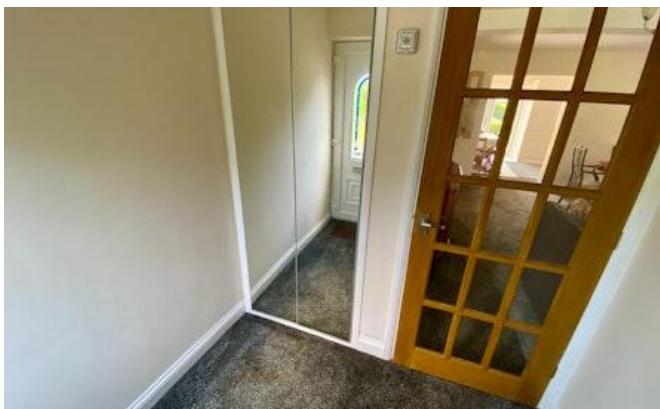
4.48m x 6.47m (14'8" x 21'2")

A spacious and well proportioned room with aspects to front and side elevations and electric heater.

### KITCHEN/DINING ROOM

3.33m x 4.79m (10'11" x 15'8")





Containing a range of base cupboards and drawers with granite working surfaces over and matching wall cupboards, inset one and a half bowl Asterite style sink with mixer tap, integrated oven and hob with cooker extractor over, integrated dishwasher, fridge and freezer, tiled floor, electric heater, uPVC triple glazed windows to the side and rear and French doors to the patio.

### INNER HALL

1.86m x 1.87m (6'1" x 6'1")

Having staircase off to the first floor accommodation and electric heater.

### UTILITY ROOM

2.12m x 3.47m (7'0" x 11'5")

Having a range of fitted cupboards, plumbing for washing machine, uPVC triple glazed window to the rear, tiled floor, inverter for solar panels and uPVC external door to the rear garden.

### BEDROOM 1

3.54m x 3.98m (11'7" x 13'1")

Having a range of fitted wardrobes, electric heater and uPVC triple glazed window to the front elevation.

### BATHROOM

2.2m x 2.57m (7'2" x 8'5")

Having a panelled bath with shower attachment and screen over, tiled wet area with drain and shower, low level WC and wash basin, fully tiled walls, heated towel rail, tiled floor and uPVC triple glazed window to the rear.

### FIRST FLOOR LANDING

Having electric heater and access to eaves.

### BEDROOM 2

3.27m x 4.51m (10'8" x 14'10")

With uPVC triple glazed window to the side elevation and electric radiator.

### BEDROOM 3

3.29m x 3.62m (10'10" x 11'11")

With uPVC triple glazed window to the side elevation, access to eaves and electric radiator.

## OUTSIDE

The property is well screened behind an attractive front garden with tarmac hardstanding for a number of vehicles and a concrete driveway leads to a garage at the rear.

The rear garden is a particular feature and has been carefully stocked and landscaped and will develop to maturity over the next few years. The garden is south facing and backs directly onto open fields and has a patio, lawn, laurel hedging, wild garden, garden tap, greenhouse etc. There is outside lighting to both front and rear.

## GARAGE

2.9m x 4.94m (9'6" x 16'2")

## WORKSHOP

2.05m x 2.48m (6'8" x 8'1")

## AGENTS NOTE

The original building was of non standard system construction but new brickwork has created insulated cavity walls with high insulation values. See Energy Performance certificate for verification.

## SERVICES

Mains electricity, water and drainage are connected. Heating via efficient electric heaters. Solar panels with inverter fitted to the south roof pitch.

## DIRECTIONS

Leave Grantham town centre via High Street continuing south along London Road passing Sainsburys and bearing left at the traffic lights on to Bridge End Road. Continue out up Somerby Hill proceeding straight over the roundabout at the top (B1176) as signposted to Ropsley. Go through Old Somerby and Boothby Pagnell and take the left turn shortly thereafter signposted Ingoldsby and Lenton. Follow this road entering the village along Grantham Road. Main Street is clearly signposted and the property is on the right-hand side.

## INGOLDSBY

Ingoldsby is a small village approximately 8 miles equidistant from Grantham and Bourne. Ingoldsby Academy (Primary School) is located between Ingoldsby and Lenton. Lincoln, 32 miles and Nottingham 33 miles away offer excellent City amenities.





## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

**Anti-Money Laundering Regulations** – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

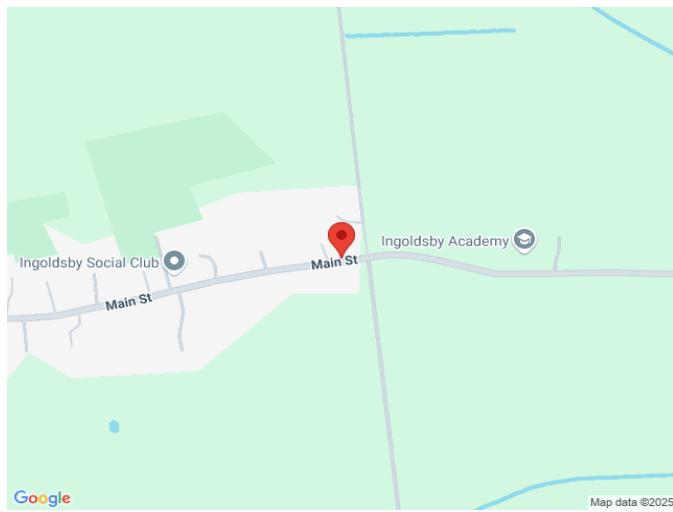
For more information please call in the office or telephone 01476 591900.



## Floorplan



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate. Responsibility for the accuracy, completeness, 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 fixtures shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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