



## 2 Lincoln Road

Ingham, LN1 2XF



Book a Viewing!

**£265,000**

A delightful and characterful cottage set in the heart of the ever popular village of Ingham, to the North of the historic Cathedral City of Lincoln. Brimming with charm, the property offers well presented accommodation comprising a Porch, inviting Lounge with log burner, and a spacious Kitchen/Diner. The First Floor provides Three Bedrooms, including a Master with En-suite Shower Room, along with a modern Family Bathroom. Outside, the property benefits from a driveway providing off street parking and a generous, enclosed rear garden. An early viewing of this beautiful character home is highly recommended. NO CHAIN.





**SERVICES**

All mains services available. 2.8kw Solar Panels commissioned in 2011. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

The village of Ingham lies to the North of the historic Cathedral and University City of Lincoln and can be accessed via the A15. There are many local amenities including The Inn on The Green and The Black Horse public houses, church, Doctor's surgery, school and playgroup, mini market and regular transport links into Lincoln City Centre.



## ACCOMMODATION

### PORCH

With double glazed windows to the side and rear aspects and tiled flooring.

### LOUNGE

15' 11" x 15' 1" (4.87m x 4.62m) With double glazed windows to the front and rear aspects, exposed stone wall, log burner set within a brick fireplace, radiator and wall lights.

### KITCHEN/DINER

17' 6" x 15' 10" (5.34m x 4.85m) Fitted with base units with work surfaces over, electric oven with gas hob and extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, staircase to the first floor, under stairs storage cupboard, tiled flooring, spotlights, radiator and double glazed windows to the front and rear aspects.



### FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.

### BEDROOM 1

12' 6" x 10' 5" (3.82m x 3.18m) With double glazed window to the front aspect and radiator.



### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, chrome towel radiator and double glazed window to the rear aspect.

### BEDROOM 2

12' 0" x 9' 0" (3.68m x 2.76m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

15' 11" x 7' 0" (4.87m x 2.14m) With double glazed window to the front aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the rear aspect,.

### OUTSIDE

To the side of the property there is a driveway providing off street parking. To the rear of the property there is a generous enclosed garden, laid mainly to lawn with paved seating area, mature shrubs, flowerbeds, summer house, potting shed and wood store.



**WEBSITE**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

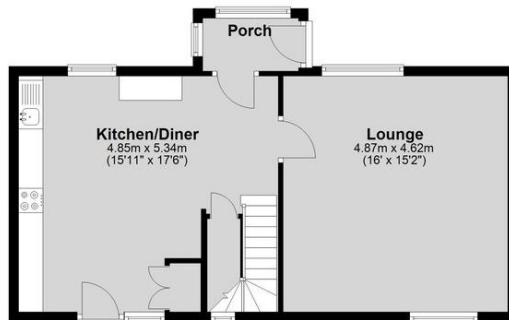
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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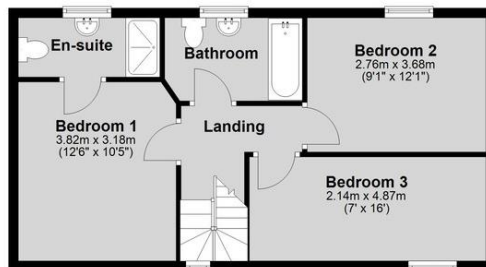
**Ground Floor**

Approx. 51.2 sq. metres (551.4 sq. feet)



**First Floor**

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

