



3 Church Lane  
Ingham, Lincoln

**BROWN & CO**



## 3 Church Lane, Ingham, Lincoln, LN1 2XW

A unique and highly desirable property, occupying a lovely position in the delightful Lincolnshire village of Ingham. The property is brimming with character and finished to a very high standard.

The main part of the house dates to the 19th century.

It is immaculately presented and sits on a very large and private plot. It is sold with no onward chain.

Briefly, it comprises of an open-plan kitchen / living room, reception room with study area, utility and WC to the ground floor, along with master bedroom with en-suite, two further bedrooms and shower room to the first floor.

Outside the property has a large driveway, detached double garage, and a generous enclosed private garden which has a raised patio area with pergola along with a summer house currently being used as a studio office



### ACCOMMODATION

#### Ground Floor

#### Sitting Room

Front entrance door, double glazed windows with shutters to front and side, exposed beams to ceiling, wood burning stove inset to fireplace, two radiators, further featured fireplace, Oak flooring, stairs rising to first floor.

#### Open Plan Living Kitchen

High quality bespoke Solid Wood fitted kitchen with double Belfast sink, solid wood worktops, matching base and eye level storage units, spaces for range cooker and fridge freezer, double glazed windows with shutters to side and rear, Velux windows, vaulted ceiling with exposed beams, double doors opening onto patio, wall mounted fire, three modern cast iron radiators.

#### Utility

Double glazed window to rear, worktop, storage cupboard, space and plumbing for washing machine and tumble dryer, heated radiator/towel rail.

#### WC

WC, wash basin, extractor.

#### First Floor

#### Landing

Radiator.

#### Bedroom One

Double glazed windows with shutters to front and side, vaulted ceiling with exposed beams, fitted wardrobes, radiator.

#### En Suite

Double glazed windows to front and side, free standing roll edge bath tub, large shower cubicle, WC, vanity wash basin, two radiators.

#### Bedroom Two

Double glazed window to front with shutter, radiator.

#### Bedroom Three

Velux window, radiator.

#### Shower Room

Velux window, vanity wash basin, WC, shower cubicle.

### Outside

To the front is a driveway providing ample off street parking which leads to a large detached double garage with electric door and storage above. Gated access leads to a large enclosed lawned garden with raised patio area and pergola, decorative shrubs and several fruit trees. There is also a large useful summerhouse which is currently used as an office.

### LOCATION

The village of Ingham is situated approximately 10 miles to the north of Lincoln City. The village hosts a range of amenities including a doctor's surgery, two public houses, an active community public bus route and excellent secondary school and grammar schools serving the village.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX - Band C

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.



#### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 69 Mbps and an upload speed of 16 Mbps.

#### AGENT

James Drabble  
01522 504304  
lincolnresidential@brown-co.com

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### VIEWING PROCEDURE

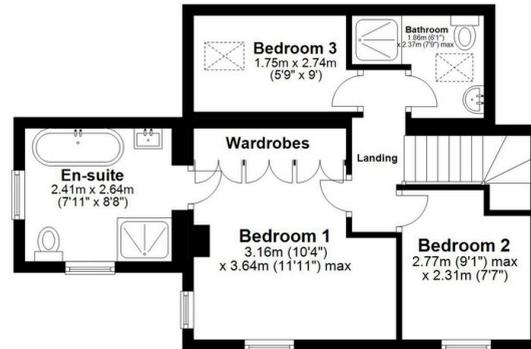
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



**Ground Floor**  
Approx. 61.9 sq. metres (666.3 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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Plan produced using PlanUp.

**3 Church Lane, Ingham**

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
3, Church Lane Ingham LINCOLN LN1 2XW	Energy rating <b>D</b>	Valid until: 20 March 2030
		Certificate number: 2008-5051-7227-6590-8210

Property type	Detached house
Total floor area	100 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

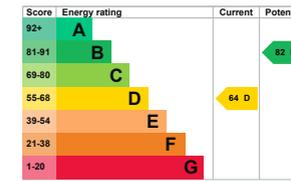
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/2008-5051-7227-6590-8210/print>true>

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**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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