



18 The Green

Ingham, Lincoln, LN1 2XT



Book a Viewing!

£260,000

An impressive and thoughtfully updated three bedroom stone cottage, enjoying delightful views over the village green and occupying an enviable position within the highly regarded village of Ingham. The beautifully presented accommodation blends period character with generous and versatile living space, briefly comprising an Entrance Hall, welcoming Lounge with wood-burning stove, spacious Dining Room, fitted Breakfast Kitchen with useful Utility Area and luxurious five-piece Family Bathroom. To the First Floor there is a generous Landing which leads to three well-proportioned Bedrooms, with the principal bedroom enjoying charming views across the village green. Outside, the property benefits from an enclosed courtyard garden with useful outbuilding. A truly charming period home, rich in character and history, offering an appealing combination of traditional features, modern comforts and a desirable village setting. Viewing is highly recommended.





LOCATION

Ingham is a picturesque and highly regarded village situated approximately 8 miles north of the Cathedral City of Lincoln. Set within the attractive Lincolnshire countryside, the village offers a peaceful rural setting while remaining conveniently placed for access to Lincoln and the surrounding market towns. Ingham has a strong community feel, with a range of local amenities including a village shop, public house, church and primary school, together with pleasant walks and open countryside on the doorstep. The nearby A15 provides excellent road links, making the village particularly appealing to those seeking a quieter lifestyle without sacrificing accessibility to the wider region.

ACCOMMODATION

ENTRANCE HALL

With laminate flooring.

LOUNGE

12' 0" x 10' 5" (3.66m x 3.18m) With double glazed bay window with wooden shutters to the front aspect, log burner set within decorative fire surround, wood effect flooring and radiator.



KITCHEN/BREAKFAST ROOM

18' 3" x 11' 1" (5.57m x 3.39m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and boiling water tap over, eye level electric oven and microwave, induction hob, integrated fridge freezer and dishwasher, spaces for washing machine and tumble dryer, breakfast bar, tiled splashbacks, laminate flooring with underfloor heating, double glazed window to the side aspect and Velux window.

DINING ROOM

21' 10" x 7' 11" (6.67m x 2.43m) With staircase to the first floor, double glazed windows to the side and rear aspects, decorative fireplace and two radiators.

BATHROOM

9' 9" x 8' 11" (2.99m x 2.73m) Fitted with a five piece suite comprising of freestanding bath tub, shower cubicle, twin wash hand basins and close coupled WC, tiled flooring and splashbacks, radiator and two double glazed windows to the side aspect.

FIRST FLOOR LANDING

15' 1" x 7' 11" (4.60m x 2.43m) With radiator.

BEDROOM 1

12' 2" x 11' 3" (3.73m x 3.43m) With double glazed window to the front aspect, cupboard housing the gas fired wall mounted central heating boiler and radiator.

BEDROOM 2

12' 2" x 10' 6" (3.73m x 3.21m) With double glazed window to the front aspect and radiator.

BEDROOM 3

7' 11" x 7' 0" (2.43m x 2.14m) With double glazed window to the side aspect and radiator.

OUTSIDE

The property has an enclosed courtyard garden, mainly paved with an area of artificial lawn. There is also a useful brick store.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and domestic treatment plant drainage. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

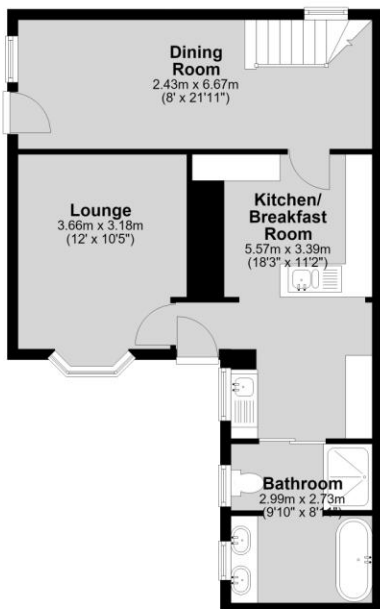
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





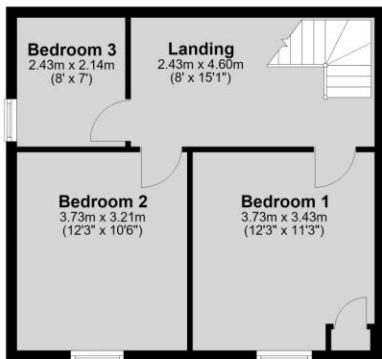
Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

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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.

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