



- Four/Five Bedroom Family Home
- Spacious Living Throughout
- East-Facing Garden
- Sold With No Onward Chain
- Three Reception Rooms
- Owned Outright Solar Panels
- Driveway Parking For Multiple Vehicles
- Sought After Village Location

Saxon Way, Ingham, LN1 2FP
£390,000





Starkey&Brown are delighted to offer for sale this substantial 4/5 bedroom detached family home, ideally positioned on the highly sought-after Saxon Way in the popular village of Ingham. Offered to the market with the added benefit of no onward chain, this impressive home provides generous and versatile accommodation throughout, making it the perfect purchase for growing families seeking space, flexibility and a desirable village lifestyle.

The accommodation briefly comprises a welcoming entrance hall leading into a bay-fronted living room, beautifully centred around a charming log burner, creating a warm and inviting space to relax. There is also a separate dining room which enjoys open access into a delightful garden room, complete with a feature gas fireplace and pleasant views over the rear garden, making this a fantastic year-round entertaining space. The property also benefits from a modern fitted kitchen, offering ample cupboard and worktop space, complemented by a separate utility room for added practicality, combined with a downstairs WC. A highly versatile fifth bedroom/study completes the ground floor and could equally be utilised as a snug, home office, hobby room or playroom depending on individual requirements.

On the first floor, there are four well-proportioned bedrooms, with the master bedroom benefitting from a modern en-suite shower room. A contemporary separate shower room serves the remaining bedrooms, ensuring the home is perfectly suited for busy family life.

Externally, the property occupies an impressive plot. To the front, there is a substantial driveway providing off-street parking for up to seven vehicles, alongside access to the single garage, which benefits from a personal door leading directly into the rear garden. The rear garden is beautifully established and offers a wonderful combination of mature planting, a variety of shrubs and trees, lawned areas and a patio seating space, creating a private and peaceful environment ideal for relaxing or entertaining.

Further benefits include gas central heating and full uPVC double glazing throughout. The property further benefits from owned-outright solar panels with three battery storage units, helping to improve energy efficiency and reduce running costs.

Saxon Way enjoys a prime position within the well-regarded village of Ingham, offering a welcoming community atmosphere together with a range of local amenities including a village shop, primary school and excellent countryside walks. The nearby market town of Gainsborough and the city of Lincoln are both easily accessible, providing a wider selection of shopping, leisure and transport facilities, making this an ideal location for families and commuters alike. Council tax band: D.



uPVC composite door leading to:

Entrance Hall

Staircase to the first floor, understairs storage cupboard, wood flooring, and a radiator.

Living Room

16' 9" x 11' 10" (5.10m x 3.60m)

Having a uPVC double-glazed bay window to the front aspect, wood flooring, a radiator, a coved ceiling, and a log burner. Double doors leading into:

Dining Room

10' 1" x 8' 5" (3.07m x 2.56m)

Wood flooring, a coved ceiling, and a radiator. Open access to:

Garden Room

19' 10" x 10' 1" (6.04m x 3.07m)

Brick construction, uPVC double-glazed windows to the side and the rear, French doors leading to the rear, wood flooring, and a gas fireplace.

Kitchen

17' 11" x 8' 5" (5.46m x 2.56m)

Having a range of matching wall and base units with fitted countertops, range cooker with an overhead extractor fan, integrated fridge freezer, integrated dishwasher, integrated microwave, composite sink with mixer tap, downlights to the units, two uPVC double-glazed windows to the rear aspect, tiled flooring, door to the rear and LED lighting. Access to:

Lootility

Low-level WC, a range of wall units, stainless steel sink with mixer tap, space and plumbing for appliances.

Bedroom 5/Study

12' 6" x 9' 6" (3.81m x 2.89m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a coved ceiling.

First Floor Landing

Carpeted, a radiator, an airing cupboard housing the hot water tank, and loft access, boarded and with lighting.

Bedroom 1

15' 5" x 12' 10" (4.70m x 3.91m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, a coved ceiling, overstairs storage cupboard and access to:

En-Suite

Three-piece suite comprising wash hand basin with understorage, low-level WC, walk-in shower cubicle, a frosted double-glazed window to the front aspect, tiled flooring, partially tiled walls and a radiator.

Bedroom 2

9' 10" x 9' 10" (2.99m x 2.99m)

Having a uPVC double-glazed window to the rear aspect, carpeted, coving, built-in double wardrobes and a radiator.

Bedroom 3

11' 7" x 9' 5" (3.53m x 2.87m)

Having a uPVC double-glazed window to the front aspect, carpeted, coving, and a radiator.

Bedroom 4

11' 3" x 10' 2" (3.43m x 3.10m)

Having a uPVC double-glazed window to the rear aspect, carpeted, coving, and a radiator.

Shower Room

Three-piece suite comprising a wash hand basin with understorage, low-level WC, double shower cubicle with mermaid panel, a frosted double-glazed window to the rear aspect, tiled walls, fitted storage cupboard and a radiator.

Outside Rear

Private mature east-facing garden, fully fenced surround, potting shed, bar with power and electricity, outside tap, a patio seating area, and a variety of shrubs and hedges.

Outside Front

Having a block paved driveway with parking for seven vehicles and a lawned area. Access to the garage.

Garage

17' 4" x 8' 9" (5.28m x 2.66m)

Having an up-and-over door, power and electric, and a personnel door to the rear.

Agents Note

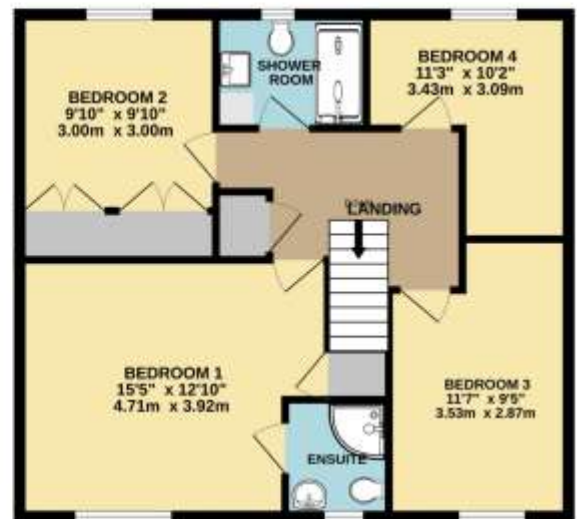
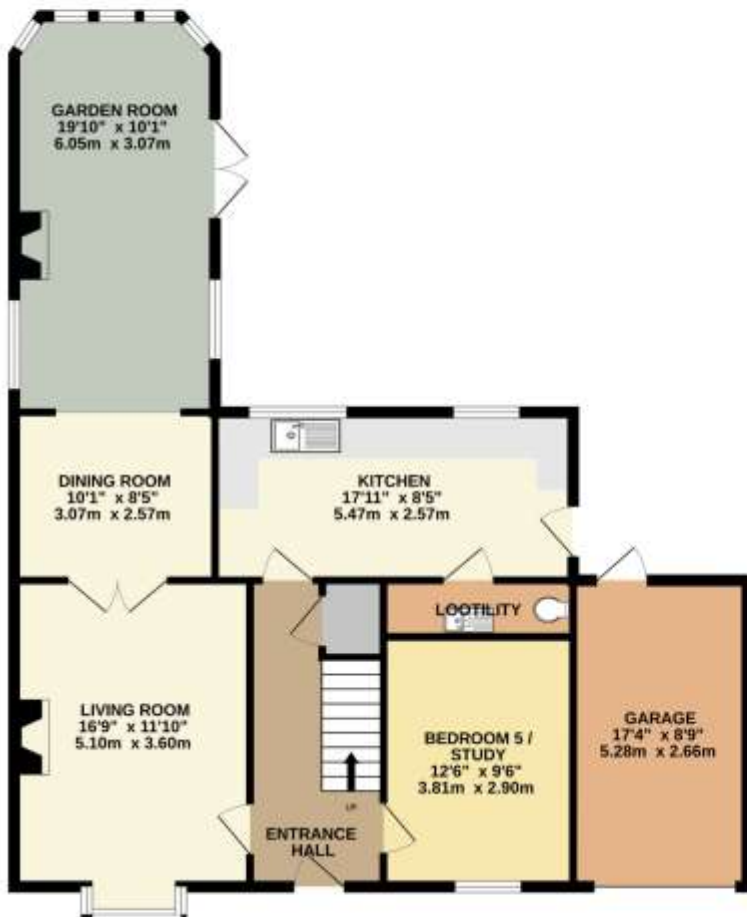
The property has owned solar panels outright, which were installed approximately 2 years ago. Twenty panels on the roof and three batteries.





GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.

1ST FLOOR
592 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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