



Hawthorn House
Ingham, Lincoln

BROWN & CO



Hawthorn House, Grange Close, Ingham, Lincoln, LN1 2UY

An executive detached family home situated on a generous plot within the much sought after village of Ingham. The property benefits from spacious accommodation comprising of an entrance hall, cloakroom, living room, dining room, breakfast kitchen, utility and study to the ground floor, along with four double bedrooms, two with en-suites and a family bathroom to the first floor.

Outside to the front is a driveway which leads to a double garage, and a large enclosed lawned rear garden.



\ACCOMMODATION

Entrance Hall

Entrance door and double glazed window to front, stairs rising to first floor, cloaks cupboard, radiator.

WC

Double glazed window to front, WC, pedestal wash basin, heated towel rail, tiled flooring.

Living Room

Double glazed bay window to front, Double glazed French doors opening to rear garden, inglenook fireplace housing a gas stove, two radiators.

Dining Room

Double glazed French doors opening to rear garden, radiator.

Breakfast Kitchen

Double glazed windows to front, side and rear aspects, side entrance door, one and a half drainer sink, worktops, base and eye level storage units, Rangemaster, dishwasher, tiled splash backs, tiled floor, two radiators.

Utility

Double glazed window to rear, drainer sink, worktop, base and eye level storage units, space for fridge freezer, washing machine and tumble dryer, water softener, loft access, tiled flooring, radiator, door to garage.

Study

Double glazed window to rear, radiator.

First Floor

Landing

Airing cupboard, storage cupboard, loft access, radiator.

Bedroom One

Double glazed windows to both the side and rear, fitted wardrobes, radiator.

En Suite

Double glazed window to side, WC, pedestal wash basin, corner shower cubicle, heated towel rail, fully tiled flooring and walls.

Bedroom Two

Two double glazed windows to rear, radiator.

En Suite

Double glazed window to side, WC, pedestal wash basin, shower cubicle, radiator.

Bedroom Three (Formerly two bedrooms)

Two double glazed windows to front, built in wardrobe, two radiators.

Bedroom Four

Double glazed window to rear, built in wardrobe, radiator.

Family Bathroom

Double glazed window to front, WC, vanity wash basin, bath with shower attachment, shower cubicle, heated towel rail, tiled flooring and walls.

Outside

To the front is a block paved driveway providing parking for several vehicles and leading to a double garage. Gated side access leads to a generous rear garden with a large lawn running to the side and rear of the property, with paved patio areas, decorative borders and a greenhouse.



Situation

Ingham is located approximately 7 miles North of Lincoln. In the village itself is All Saints Church, a primary school, two public houses, and a shop. The nearest secondary schools are Gainsborough Queen Elizabeth School and William Farr in Welton.

Agents Notes

The property benefits from air source heat pumps, and has sockets at the front for electric car charging points to be fitted.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

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.

AGENT

James Drabble
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Energy performance certificate (EPC)

Hawthorn House
Grange Close
Ingham
LINCOLN
LN1 2UY

Energy rating
C

Valid until: 14 June 2032
Certificate number: 1532-7426-8100-0305-7292

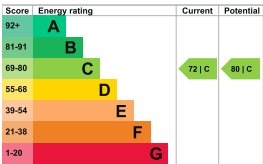
Property type	Detached house
Total floor area	198 square metres

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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

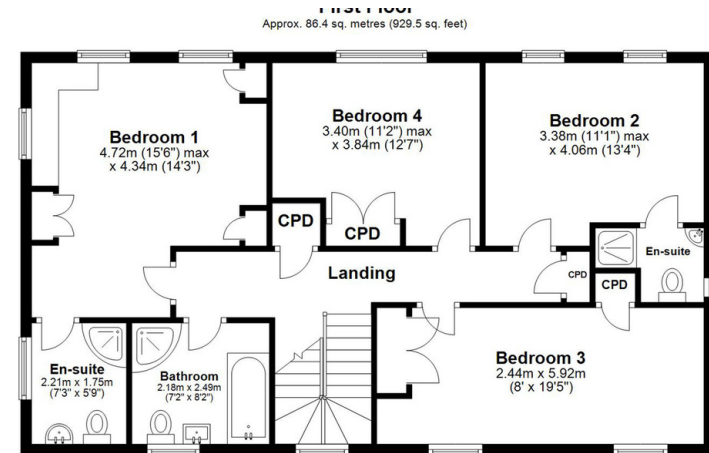
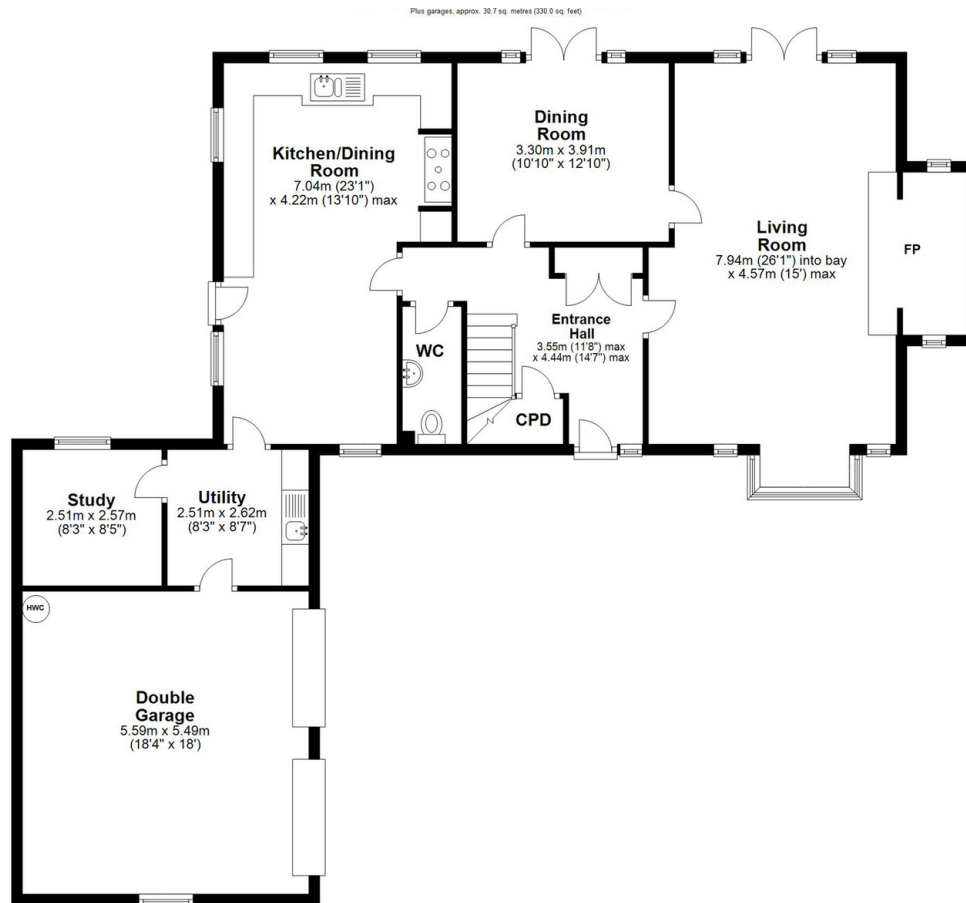


The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60









Main area: Approx. 192.1 sq. metres (2067.9 sq. feet)

Plus garages, approx. 30.7 sq. metres (330.0 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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