



3a West End
Ingham

MOUNT & MINSTER

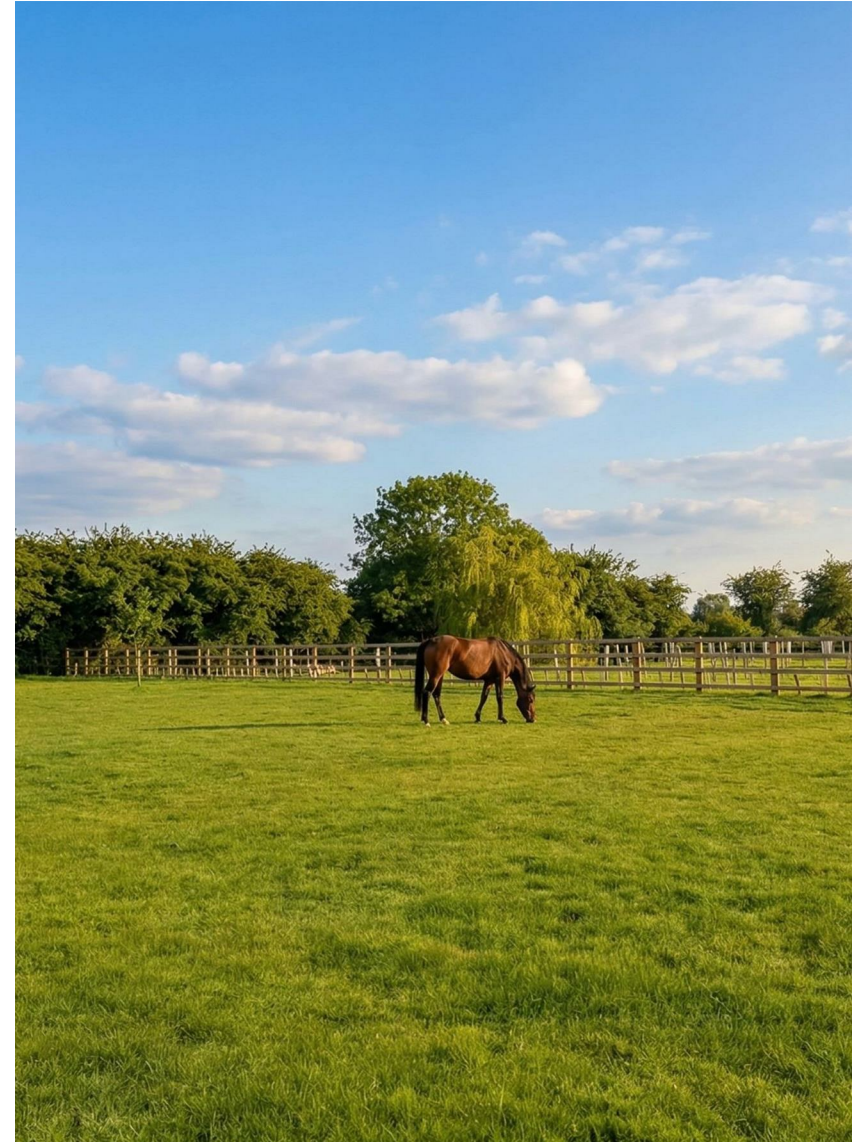


3a West End

Ingham

Tucked away on the edge of this enviable 'Chocolate-Box' village, enjoying spacious living accommodation and glorious outdoor space, this beautiful holding is ideal for a wide range of uses, offering a versatile lifestyle in a private setting.

- Charming Smallholding
 - No Onward Chain
 - 1.5 Acre Paddock
 - 4 Double Bedrooms
 - 3 Reception Rooms
- Kitchen/Breakfast Room
 - Underfloor Heating
 - Outbuildings
- Popular Village
 - Solar Panels



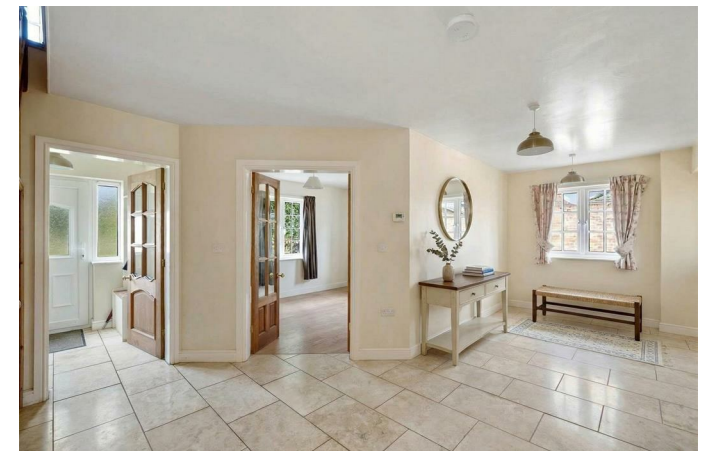
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INTRODUCTION

The property sits in a generous plot of approximately 1.83 acres, which includes a paddock of 1.5 acres. The property briefly comprises, entrance hall, downstairs WC, study/sitting room, boot room, Living room, utility, dining room and kitchen/breakfast room providing access to the side garden with a raised decking area ideal for alfresco dining. To the first floor there are four double bedrooms, en suite and family bathroom. The property benefits from underfloor heating throughout and has the added benefit of solar panels.

LOCATION

The beautiful village of Ingham is situated approximately 9 miles north of the city of Lincoln, famed for the impressive medieval Cathedral and Norman Castle as well as successful universities and good schools. In the heart of the village is the green, two popular pubs, village shop, doctors surgery, a primary school rated as good by Ofsted, plenty of walking and outdoor pursuits and many community based activities including a mobile library. There are excellent transport links to the A1 to the north and south, A15 to the north of the county, and the A46 to Newark providing mainline rail links to London.





OUTSIDE

The property is approached via a gravel driveway which provides ample off road parking, and a detached single garage.

To the side of the property there is a garden which is primarily laid to lawn with a raised decked seating area, which leads to a detached drying barn which is currently utilised for storage, there are a two further additional useful outbuildings with power and light. To the rear there is paddock of approximately 1.5 acres, The garden also benefits from a range of Damson, Apple, Pear and Plum trees.

COUNCIL TAX BAND

Band: F

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: B

SERVICES

Mains water, drainage, gas central heating, solar panels.

METHOD OF SALE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of September 2024. Some images have been digitally enhanced for illustrative purposes.

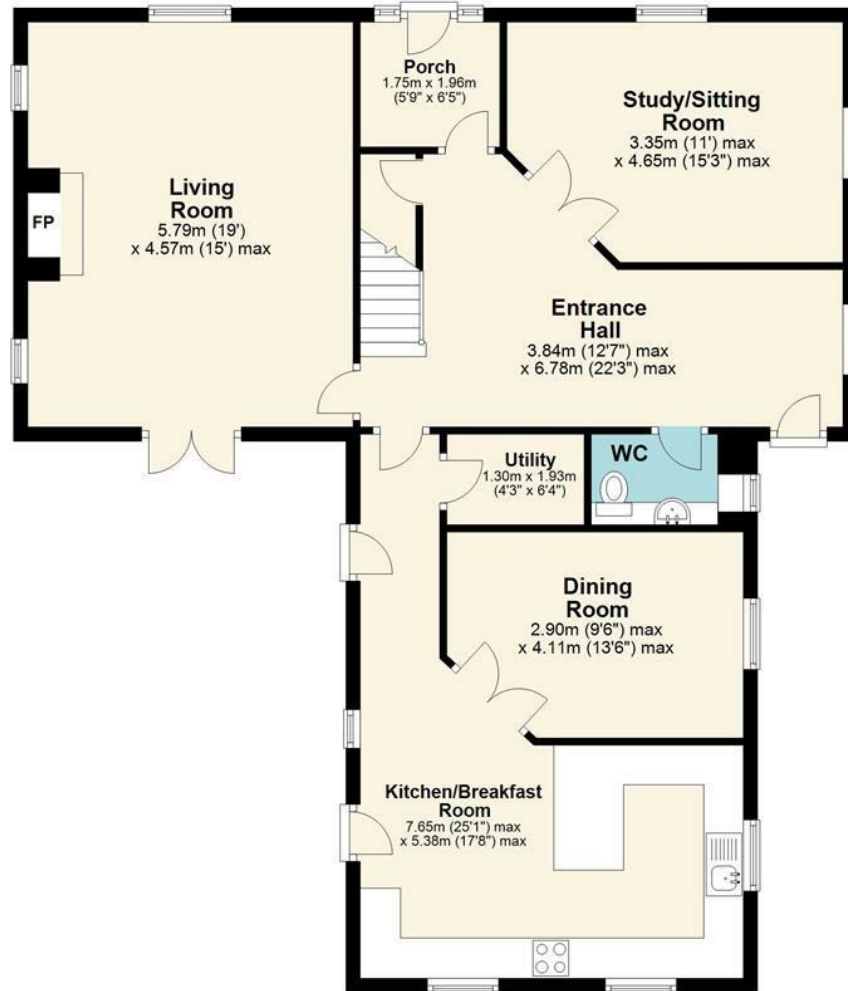
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster 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.



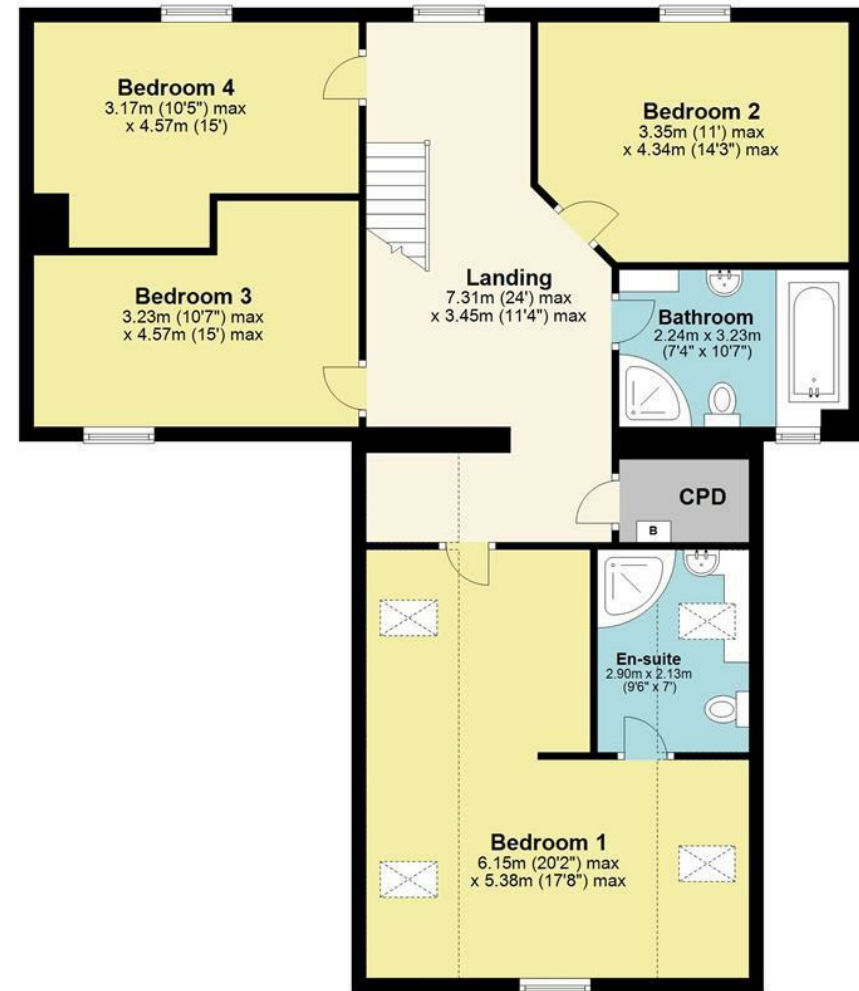
Ground Floor

Approx. 107.1 sq. metres (1153.0 sq. feet)
(excluding unnamed room)



First Floor

Approx. 107.6 sq. metres (1158.2 sq. feet)



Total area: approx. 214.7 sq. metres (2311.2 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.

3a West End, Ingham

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