



39 Lincoln Road
Ingham, Lincoln

BROWN & CO



39 Lincoln Road, Ingham, Lincoln, LN1 2XF

An excellently presented modern semi-detached home, set within the highly sought-after village of Ingham.

Built in 2020 this contemporary property offers spacious and well-designed accommodation throughout. The ground floor features an entrance hall, a bright and comfortable living room, a generous kitchen/dining room ideal for everyday living and entertaining, and a convenient WC.

To the first floor, there is a master bedroom with en-suite shower room, two further double bedrooms, and a stylish family bathroom.

Outside, the property benefits from a driveway leading to a single garage, along with an enclosed lawned rear garden providing an excellent outdoor space for relaxation or play.

ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Living Room

Double glazed bay window to front, under stair storage cupboard, radiator.

Kitchen / Dining Room

Double glazed French doors opening to rear garden, drainer sink, worktops, matching base and eye level storage units, integrated oven and hob with extractor over, fridge freezer, washing machine, dishwasher, tiled flooring and radiator.

WC

Double glazed window to side, WC, wash basin, radiator, tiled flooring.

First Floor

Landing

Loft access, airing cupboard.

Bedroom One

Double glazed window to rear, radiator.

En Suite

WC, wash basin, shower cubicle, heated towel rail.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

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

Outside

To the front is a good sized driveway which leads to a garage. To the rear is an enclosed lawned garden with patio.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

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, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

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
01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)		
50, Lincoln Road Higham LINCOLN LN1 2XP	Energy rating B	Valid until: 3 April 2029 Certificate number: 8821-7734-6980-3334-6902

Property type	Semi-detached house
Total floor area	87 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 B. It has the potential to be A.

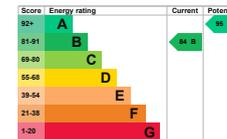
[See how to improve this property's energy efficiency.](#)

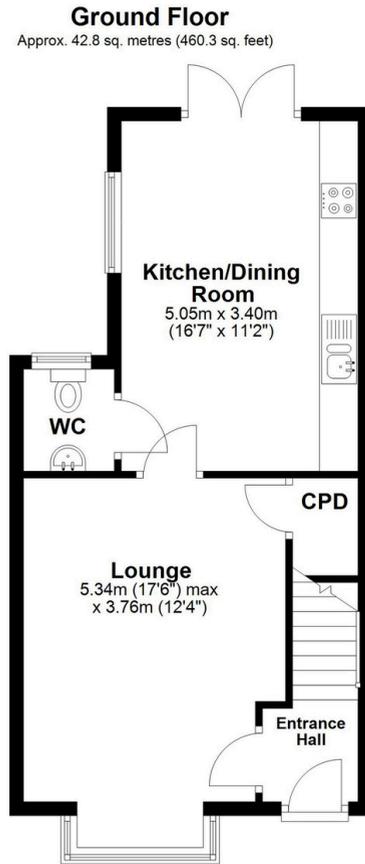
The graph shows this property's current and potential energy rating.

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





Total area: approx. 84.9 sq. metres (914.3 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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39 Lincoln Road, Ingham

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