



**The Green, Ingham, Lincoln**

**Asking Price £395,000**

  
**MARTIN&CO**

The Green, Ingham, Lincoln  
House - Semi-Detached  
4 Bedrooms, 2 Bathroom  
Asking Price of £395,000

- Large 4 Bedroom Family Home with NO onward chain
- Located on the Village Green
- Generously Sized Master Bedroom with Ensuite
- Expansive Lounge Diner
- Fitted Kitchen with Island & Breakfast Bar
- Woodburner To The Lounge
- Driveway Parking and Garage
- Enclosed Rear Garden



## Description

Four-Bedroom family home in a sought after location overlooking the Village Green, offering spacious and versatile accommodation, ideal for modern family living, selling with NO onward chain. The property benefits from an impressive lounge/diner providing a bright and spacious living area, with a log burner perfect for both everyday living and entertaining, while a second lounge to the rear offers an additional reception room, ideal as a family room, snug, or home office.

While the heart of the home is the expansive fully fitted kitchen which includes an island and a breakfast bar. Upstairs, the generous principal bedroom benefits from the convenience of an en-suite shower room, while three further well-proportioned double bedrooms are

served by a family bathroom.

Driveway parking and a garage, providing multiple space for vehicles and storage.

This superb home offers the perfect combination of space, comfort, and convenience. Viewing is highly recommended to fully appreciate this property.

Ingham has a large village green surrounded by trees, overlooked by the primary school and shop. Other amenities include the village hall, tennis court, play park which has been renovated in 2022, 13th century church and war memorial, doctors surgery and two public houses. Ideal location for walkers and pet owners as the village is surrounded by public footpaths. Commutable



distance into the city of Lincoln with regular transport links plus the ever popular William Farr C of E secondary school is approximately 8 miles away.

See the village web page for further information:  
<https://ingham.parish.lincolnshire.gov.uk/>

Council Tax Band D / Freehold / EPC grade C

#### Hallway

9'1" x 9'3"

Entrance hallway leading through to the Kitchen and to the cloakroom, uPVC front door, True forest planks LVT flooring, drayton thermostatic heating control, radiator, and light fitting.

#### Downstairs WC

7'10" x 2'11"

Walls fully tiled and True forest planks LVT flooring, 2 piece suite comprising of a wall hung sink with mixer tap and low level WC. uPVC window with privacy glass to front aspect and spot lights.

#### Kitchen

10'10" x 11'10" + 7'4" x 11'1"

This large and fully fitted kitchen has a wide selection of low base and eye level units with complementing work surfaces and an inset double Shank composite sink, Island and breakfast bar. Bosh 5 Ring induction hob and chimney extractor on the Island. Integrated appliances include Bosh double oven, Bosh dishwasher and larder fridge. uPVC window to rear aspect and True forest planks LVT flooring.

#### Utility Room

7'5" x 8'7"

UPVC patio door to rear aspect, eye level cupboards, roll edge counter top with space and plumbing underneath for washing machine and tumble dryer. Ideal classic boiler, radiator, spot light fitting, laminate flooring, loft access, electric meter and consumer unit.

#### Lounge Diner

24'2" x 14'3"

Expansive lounge diner with uPVC windows to front and side aspect with views of the village green, Burley wood burner with wood mantle and quartz hearth. Carpet

flooring, two radiators, pendant light fittings and sliding glass doors leading through to 2nd lounge.

#### 2nd Lounge

9'5" x 15'1"

Sliding doors leading from lounge, uPVC window to side aspect and patio doors leading to rear garden. Carpet flooring, light fitting, single radiator.

#### Stairs & Landing

Half turn staircase with a uPVC picture window with views over the village green, carpet flooring, light fitting, large airing cupboard housing hot water tank and water/heating thermostat.

#### Master Bedroom

23'1" x 12'1"

Large and airy king size room with a selection of fitted wardrobes including dressing/vanity area with several drawers underneath. UPVC windows to side and rear aspect, spotlight and light fittings, radiator and carpet flooring.

#### En suite

8'7" x 4'11"

3 piece suite comprising of shower cubical with Mira electric power shower, sink with vanity unit including storage cupboards and low level WC. UPVC window to rear with privacy glass, radiator, vinyl flooring and tiled walls.

#### Bedroom Two

11'4" x 14'4"

Double Bedroom including fitted wardrobes with glass front sliding doors, carpet flooring, pendant light fitting, radiator and uPVC window to rear aspect.

#### Bedroom Three

11'2" x 14'10"

Double Bedroom, carpet flooring, pendant light fitting, radiator and uPVC window to front aspect. Loft access with stairs, loft has light and is partially boarded for storage.

#### Bedroom Four

9'1" x 16'0"

Double Bedroom, carpet flooring, pendant light fitting, radiator and uPVC windows to front and side aspect.

#### Family Bathroom

5'6" x 8'10"

Three-piece suite with P shaped bath including bar power shower and shower screen, pedestal sink and low level WC. uPVC window with privacy glass to rear aspect, spotlight fittings, chrome heated towel rail, bathroom cabinet and fully tiled throughout.

#### Garage

Up and over garage door, power, lighting, water supply and consumer unit.

#### Outside

##### Rear Garden

A westerly facing rear garden which benefits from the sun throughout the day, block paved patio area, lawn, planted borders and shed. With side access to the front of the property and outside water supply.

##### Front

Block paved driveway for off road parking.

#### AGENT NOTE

In accordance with section 21 of the Estate Agents Act 1979 we disclose that the vendor is an employee of Martin & Co.

#### Fixtures & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 69                                                                                                          | 77        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |



## Martin & Co Lincoln Lettings

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.