



Hormead Main Street, Ingoldsby
£350,000

 **NEWTON FALLOWELL**

Hormead Main Street

Ingoldsby, Grantham

An individual detached village home that has been extended and comprehensively modernised to provide energy efficient and flexible accommodation in a delightful village setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Energy Efficient Village Home
- Ground Floor Bedroom and Bathroom
- Extended and Modernised
- Two First Floor Bedrooms
- South Facing Garden
- Backs onto Open Fields
- Large Living Room
- Garage and Workshop
- Kitchen/Dining Room and Utility Room
- EPC A Rating





ENTRANCE HALL

5' 6" x 6' 4" (1.67m x 1.92m)

With uPVC half glazed entrance door, under stairs cloaks cupboard with mirror doors and inner glazed door to the living room.

LIVING ROOM

14' 8" x 21' 3" (4.48m x 6.47m)

A spacious and well proportioned room with aspects to front and side elevations and electric heater.

KITCHEN/DINING ROOM

10' 11" x 15' 9" (3.33m x 4.79m)

Containing a range of base cupboards and drawers with granite working surfaces over and matching wall cupboards, inset one and a half bowl Asterite style sink with mixer tap, integrated oven and hob with cooker extractor over, integrated dishwasher, fridge and freezer, tiled floor, electric heater, uPVC triple glazed windows to the side and rear and French doors to the patio.

INNER HALL

6' 1" x 6' 2" (1.86m x 1.87m)

Having staircase off to the first floor accommodation and electric heater.

UTILITY ROOM

6' 11" x 11' 5" (2.12m x 3.47m)

Having a range of fitted cupboards, plumbing for washing machine, uPVC triple glazed window to the rear, tiled floor, inverter for solar panels and uPVC external door to the rear garden.

BEDROOM 1

11' 7" x 13' 1" (3.54m x 3.98m)

Having a range of fitted wardrobes, electric heater and uPVC triple glazed window to the front elevation.





BATHROOM

7' 3" x 8' 5" (2.20m x 2.57m)

Having a panelled bath with shower attachment and screen over, tiled wet area with drain and shower, low level WC and wash basin, fully tiled walls, heated towel rail, tiled floor and uPVC triple glazed window to the rear.

FIRST FLOOR LANDING

Having electric heater and access to eaves.

BEDROOM 2

10' 9" x 14' 10" (3.27m x 4.51m)

With uPVC triple glazed window to the side elevation and electric radiator.

BEDROOM 3

10' 10" x 11' 11" (3.29m x 3.62m)

With uPVC triple glazed window to the side elevation, access to eaves and electric radiator.

GARAGE

9' 6" x 16' 2" (2.90m x 4.94m)

WORKSHOP

6' 9" x 8' 2" (2.05m x 2.48m)

AGENTS NOTE

The original building was of non standard system construction but new brickwork has created insulated cavity walls with high insulation values. See Energy Performance certificate for verification.





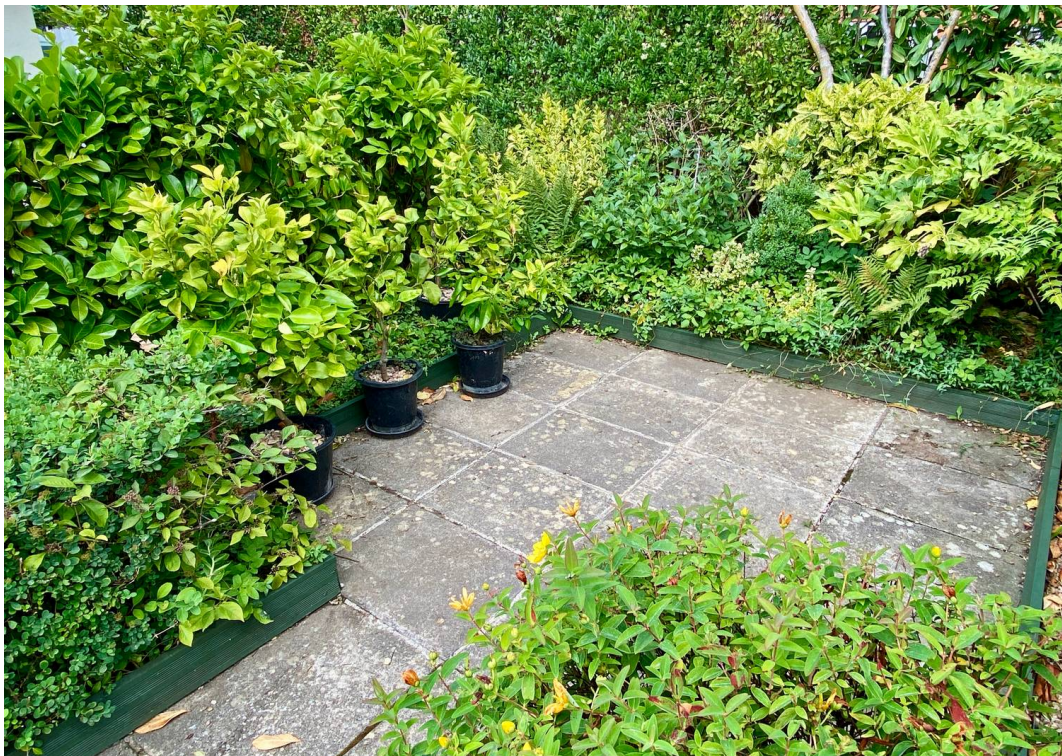
AGENTS NOTE

The original building was of non standard system construction but new brickwork has created insulated cavity walls with high insulation values. See Energy Performance certificate for verification. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their

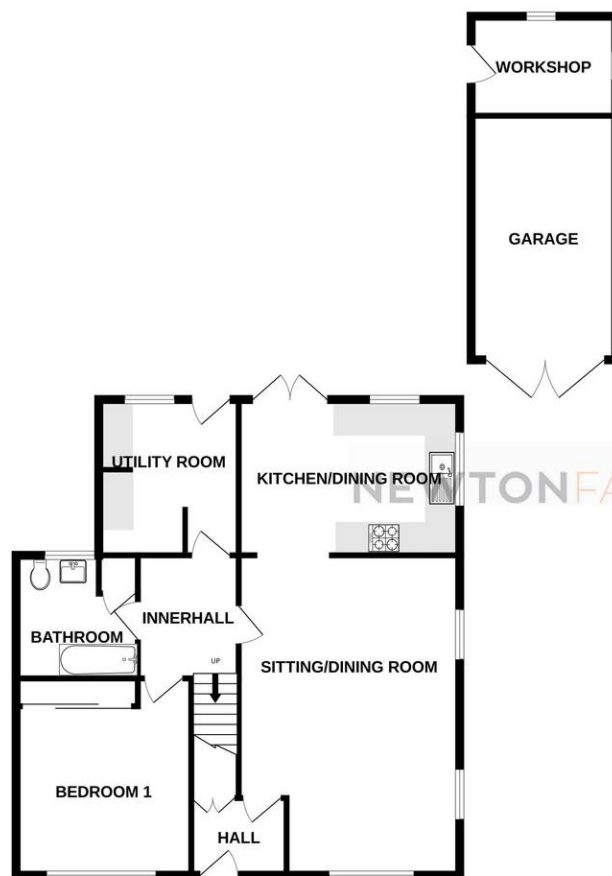
Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

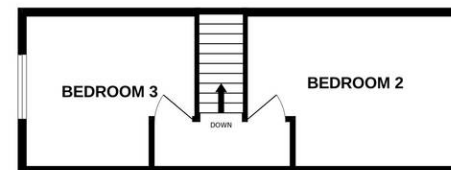




GROUND FLOOR



1ST FLOOR



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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Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/