



## 5 Jubilee Terrace

Ingham, Lincoln, LN1 2XN



Book a Viewing!

**£265,000**

A charming Grade II Listed 3/4 Bedroom Terraced Cottage situated in the sought-after village of Ingham. The property is filled with original features and character, complemented by modern finishes, offering versatile accommodation across two floors. The layout comprises: Dining Room, Lounge/Bedroom Four, Kitchen, Office, Hallway, downstairs Shower Room, Three First-Floor Bedrooms, and a further Shower Room. Outside, there is an enclosed rear garden, secure storage shed, and access to a single garage in a nearby block. NO ONWARD CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.



**LOCATION**

The village of Ingham lies to the North of the historic Cathedral and University City of Lincoln and can be accessed via the A15. There are many local amenities including The Inn on The Green and The Black Horse public houses, church, Doctor's surgery, school and playgroup, mini market and regular transport links into Lincoln City Centre.



#### DINING ROOM

12' 1" x 12' 0" (3.7m x 3.67m) A welcoming reception space with laminate flooring and charming ceiling beams, adding character to the room. Features a single wooden panelled window to the front aspect, radiator, and built-in storage cupboard. Offers direct access to both the kitchen and the versatile bedroom four/lounge.

#### LOUNGE/BEDROOM 4

13' 7" x 12' 3" (4.16m x 3.74m) A flexible and inviting room, ideal as a cosy lounge, guest bedroom, or additional reception. Features a panelled window to the front aspect, a character fireplace housing a gas-fuelled log burner, radiator, and original ceiling beams for added charm.

#### KITCHEN

14' 4" x 13' 10" (4.37m x 4.23m) Well-appointed with a range of built-in cupboards and worktops, offering ample storage and preparation space. Includes spaces for a fridge/freezer, washer/dryer, and dishwasher, along with a double gas oven and extractor hood. A stainless steel sink with drainer and mixer tap sits beneath a rear-facing uPVC window. Finished with tiled wall splashbacks, two radiators and access to the hallway.

#### STUDY

6' 0" x 6' 6" (1.84m x 2m) A practical space perfect for working from home, with carpeted flooring, radiator, and a wooden panelled rear window offering garden views.

#### SHOWER ROOM

6' 9" x 6' 9" (2.08m x 2.06m) A modern and functional space with a three-piece suite comprising walk-in shower with glass screen, WC, and pedestal wash basin. Also benefits from a storage cupboard, radiator, lino flooring, extractor fan, and frosted rear window.

#### HALL

Accessed from the kitchen, featuring carpeted flooring, radiator, a charming internal feature window, and useful under-stairs storage. Stairs rise to the first floor.

#### BEDROOM 1

12' 6" x 12' 0" (3.83m x 3.68m) A generous front-facing double bedroom, filled with natural light from a panelled window and secondary sliding metal window. Offers ample space for furniture, with a radiator and a warm, characterful feel in keeping with the property's period charm.

#### BEDROOM 2

12' 6" x 11' 11" (3.83m x 3.64m) A well-proportioned double bedroom also positioned to the front, with a panelled window and secondary sliding metal window. Features built-in cupboard storage, radiator, and space for both a bed and additional furnishings.

#### BEDROOM 3

6' 6" x 12' 0" (2m x 3.67m) A comfortable rear-facing bedroom with window and radiator.





## SHOWER ROOM

6' 5" x 4' 5" (1.96m x 1.35m) Modern and neatly presented, fitted with a shower tray and mermaid board splashback, WC, and sink with built-in storage. Includes an upright towel radiator, lino flooring, extractor fan, and frosted rear window.

## OUTSIDE

Rear garden with a patio area, lawn, mature shrubs, and borders. Includes an outside tap, gated access to a storage shed and a single garage located in a block nearby.

### WEBSITE

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Sills & Elleridge, Ringrose Law LLP, Burton and Co, Bridge McLeod, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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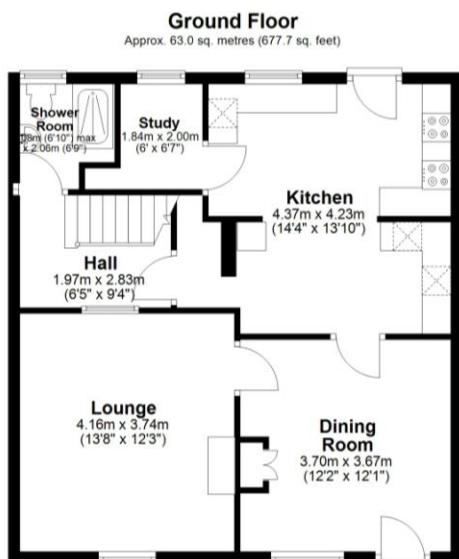
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## First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



## Detached Garage

Approx. 8.1 sq. metres (87.7 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.