



- Detached Extended Family Home
- Three Reception Room
- WC & Two Bathrooms
- Ample Driveway Parking

- Four Generous Bedrooms
- Converted Garage/Utility Room
- Private Enclosed Rear Garden
- Village Location

Lincoln Road, Ingham, LN1 2XF
Offers Over £340,000





Starkey&Brown are delighted to offer for sale this spacious four-bedroom detached family home, ideally positioned on Lincoln Road within the highly regarded village of Ingham. Occupying a sizable plot and offering generous accommodation throughout, this well-established home provides the perfect combination of flexible family living, excellent outdoor space and a sought-after village lifestyle. The accommodation briefly comprises a welcoming entrance hall leading into a box bay-fronted lounge, which opens seamlessly through to the dining room, creating a fantastic sociable space for both everyday family life and entertaining. To the rear of the property is a useful conservatory, overlooking the garden and providing an additional reception space. The property also benefits from a well-appointed kitchen with excellent worktop and storage space. The former garage has been thoughtfully converted to provide a useful additional utility area, offering excellent practicality while retaining the option to convert the space back to a garage if required. A convenient downstairs WC completes the ground floor. To the first floor is a spacious landing, leading to four bedrooms, comprising three generous double bedrooms and a further single bedroom. The accommodation is served by both a family bathroom and separate shower room, providing excellent practicality for a busy family home. Externally, the property occupies an impressive plot with ample off-street parking to the front. To the rear is a private and enclosed garden, featuring a combination of lawn, patio and decking seating areas, surrounded by mature borders and established planting. The garden provides a peaceful and secluded setting, ideal for children, outdoor dining and entertaining. Further benefits include gas central heating and full uPVC double glazing throughout. Lincoln Road enjoys a fantastic position within the popular village of Ingham, offering a relaxed village lifestyle while remaining within easy reach of Lincoln. Local amenities include a village shop, primary school and community facilities, with further shopping, schooling, healthcare and leisure facilities available in nearby villages and Lincoln. The surrounding countryside also provides a wealth of attractive walks and outdoor space, while excellent road links make the property convenient for commuters. Council tax band: D. Freehold.



uPVC composite door leading to:

Entrance Hall

Wood flooring, an understairs storage cupboard, staircase to the first floor, a radiator and access leading to:

Living Room

16' 8" x 11' 0" (5.08m x 3.35m)

Having a box bay window to the front aspect, wood flooring, a radiator, electric fireplace, a coved ceiling and open access leading to:

Dining Room

10' 0" x 9' 3" (3.05m x 2.82m)

Wood flooring, a radiator, a coved ceiling, and a sliding door to the conservatory.

Kitchen

15' 9" x 10' 0" (4.80m x 3.05m)

A range of matching base and wall units with countertops, a stainless steel sink with mixer tap, 4-ring gas hob with electric oven and overhead extractor fan, two uPVC double-glazed windows to the rear aspect, a uPVC door to the side aspect, tiled flooring and splashback, space and plumbing for a dishwasher and a fridge-freezer. Access to:

Garage/Utility Room

16' 8" x 10' 4" (5.08m x 3.15m)

Can be converted back. A range of base and wall units and countertops, fully insulated, full power and electrics, a stainless steel sink with mixer tap, door to the front aspect, and the kitchen. Space and plumbing for utility appliances.

Conservatory

10' 9" x 9' 11" (3.27m x 3.02m)

Being of uPVC construction with a brick base, tiled flooring, a radiator, and French doors leading to the rear.

WC

Wash hand basin, a low-level WC, a frosted double-glazed window to the front aspect, tiled flooring and a radiator.

First Floor Landing

Carpeted, with a radiator, loft access, and an airing cupboard housing the hot water tank.

Bedroom 1

15' 0" x 11' 0" (4.57m x 3.35m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 2

13' 8" x 10' 4" (4.16m x 3.15m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and loft access. The loft is partially boarded with light and a ladder.

Bedroom 3

10' 4" x 10' 0" (3.15m x 3.05m)

Having a double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 4

8' 1" x 6' 5" (2.46m x 1.95m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bathroom

7' 5" x 7' 2" (2.26m x 2.18m)

Three-piece suite comprising wash hand basin, a low-level WC, panelled bath with overhead shower, tiled flooring, partially tiled walls, a frosted double-glazed window to the rear and a radiator.

Shower Room

8' 7" x 6' 11" (2.61m x 2.11m)

Three-piece suite comprising wash hand basin, a low-level WC, shower cubicle, frosted double-glazed window to the rear, tiled flooring and a chrome radiator towel rail.

Outside Front

Stone-laid drive with parking for multiple vehicles and conifer borders.

Outside Rear

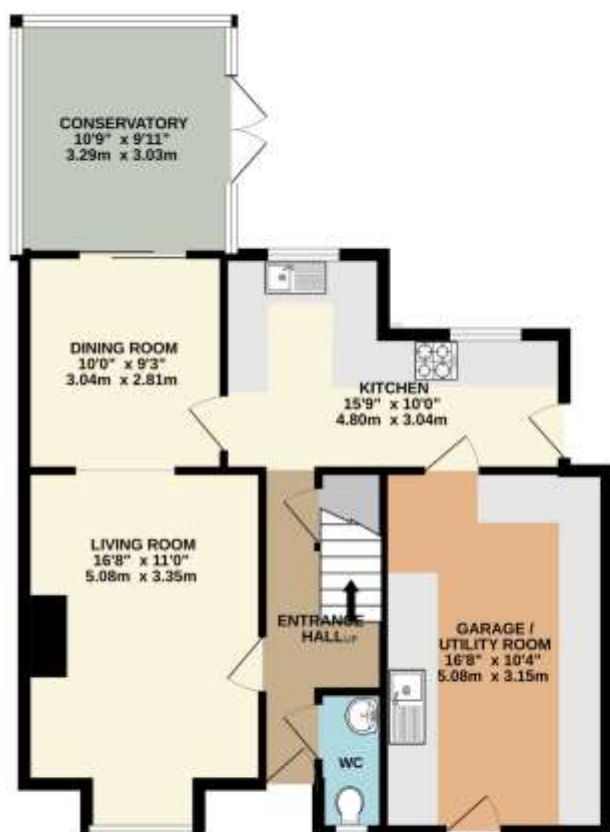
Timber-built shed, additional shed extending the full length of the house. Mature garden with shrubs and hedges, patio seating area and a further lawn area, fully fenced surround, a decking area, outside tap and a side gate.





GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.

Weild 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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