



3a West End  
Ingham

MOUNT & MINSTER

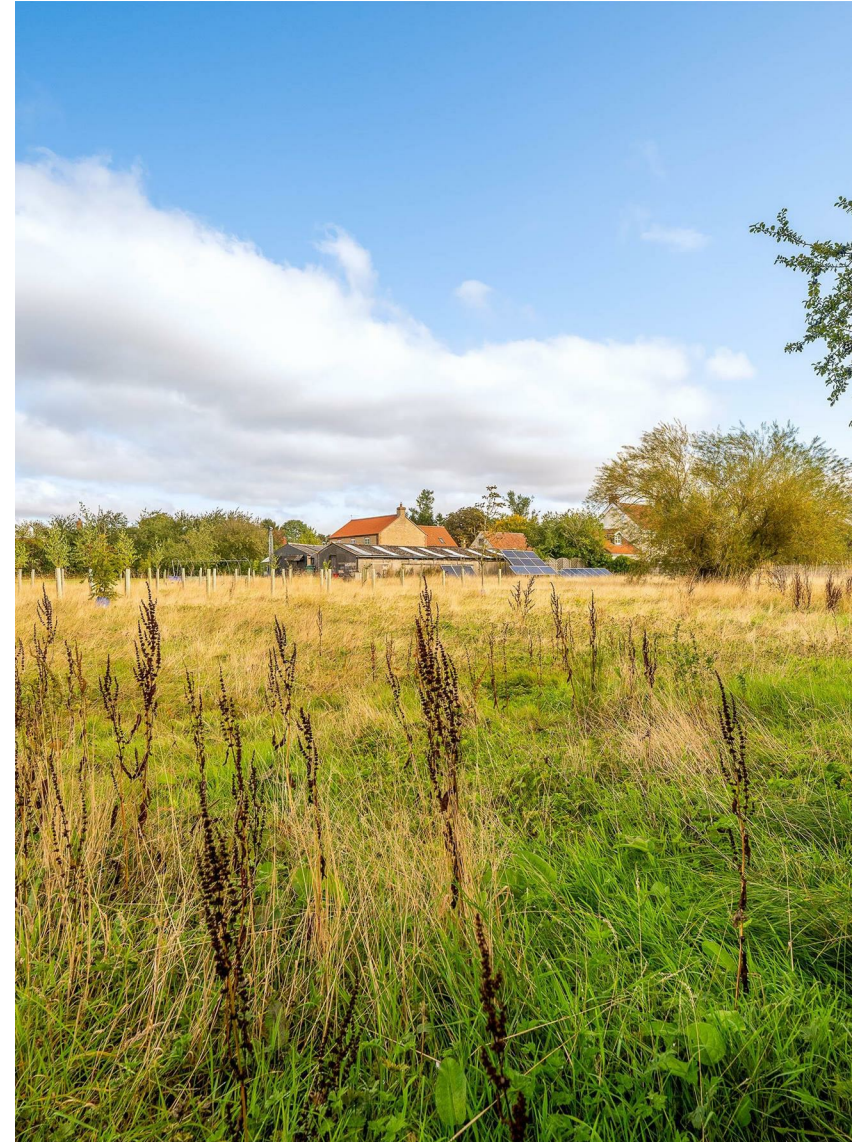


## 3a West End

Ingham

A detached four bedroom residence set in approximately 1.83 acres in a popular village location.

- Detached
- Generous plot of approximately 1.83 acres
  - 1.5 acre paddock
  - Four double bedrooms
  - Three reception rooms
  - Kitchen/breakfast room
- Underfloor heating throughout
- A range of useful outbuildings
  - Popular village location
  - Solar panels



MOUNT & MINSTER

## INTRODUCTION

The property sits in a generous plot of approximately 1.83 acres, which includes a paddock of 1.5 acres. The property briefly comprises, entrance hall, downstairs WC, Study/Sitting room, Boot room, Living room, utility, dining room and Kitchen/breakfast room. To the first floor there are four double bedrooms, en suite and family bathroom. The property benefits from underfloor heating throughout and has the added benefit of solar panels.

## LOCATION

The beautiful village of Ingham is situated approximately 9 miles north of the city of Lincoln, famed for the impressive medieval Cathedral and Norman Castle as well as successful universities and good schools. In the heart of the village is the green, two popular pubs, village shop, doctors surgery, a primary school rated as good by Ofsted, plenty of walking and outdoor pursuits and many community based activities including a mobile library. There are excellent transport links to the A1 to the north and south, A15 to the north of the county, and the A46 to Newark providing mainline rail links to London.

## OUTSIDE

The property is approached via a gravel driveway which provides ample off road parking, and a detached single garage.

To the side of the property there is a garden which is primarily laid to lawn with a raised decked seating area, which leads to a detached drying barn which is currently utilised for storage, there are a two further additional useful outbuildings with power and light. To the rear there is paddock of approximately 1.5 acres, The garden also benefits from a range of Damson, Apple, Pear and Plum trees.

## ACCOMMODATION

### Entrance Hall

Tiled flooring, uPVC double glazed window to side, light fitting, stairs rising to first floor landing, understairs storage cupboard.

### Downstairs WC

Tiled flooring, tiled splashbacks, uPVC double glazed window to side, sink in vanity unit, wall mounted toilet, ceiling light.

### Boot room

Tiled flooring, ceiling light, uPVC double glazed pedestrian door to rear.

### Study/Sitting room

Wooden flooring, uPVC double glazed window to side and rear, ceiling lights.

### Living room

Carpet, uPVC double glazed French doors to front, uPVC double glazed windows to side and rear, tiled hearth with wooden mantle over, log burning stove, wall and ceiling lights.





**Utility**

Tiled flooring, ceiling light, space and plumbing for fridge freezer and washing machine, extractor, ceiling light.

**Dining room**

Tiled flooring, uPVC double glazed window to side, ceiling lights.

**Kitchen/breakfast room**

Tiled flooring, range of wall and base units with roll top work surfaces over, tiled splashbacks, stainless steel sink and drainer, NEFF oven with induction hob over, extractor, integrated fridge, dishwasher and vegetable rack, ceiling lights, uPVC double glazed windows to front and sides, two uPVC double glazed doors to side providing access to the side garden with a raised decking area ideal for alfresco dining.

**Landing**

Carpet, uPVC double glazed window to rear, ceiling lights, access to loft space, storage cupboard housing boiler.

**Bedroom one**

Carpet, uPVC double glazed window to front, velux windows to roof, ceiling lights.

**En suite**

Tiled flooring, velux window, tiled splashbacks, low level WC, pedestal wash hand basin, storage cupboards, ceiling light, extractor , corner shower cubicle with mains shower.

**Bathroom**

Tiled flooring, tiled splashbacks, uPVC double glazed window to front, ceiling light, corner shower cubicle with mains shower, bath, pedestal wash hand basin, low level WC, storage cupboard.

**Bedroom two**

Carpet, uPVC double glazed window to rear, ceiling light.

**Bedroom three**

Carpet, uPVC double glazed window to front, ceiling light.

**Bedroom four**

Carpet, uPVC double glazed window to rear, ceiling light.

**COUNCIL TAX BAND**

Band: F

West Lindsey District Council

**ENERGY PERFORMANCE CERTIFICATE**

Rating: B

**SERVICES**

Mains water, drainage, gas central heating, solar panels.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of September 2024.

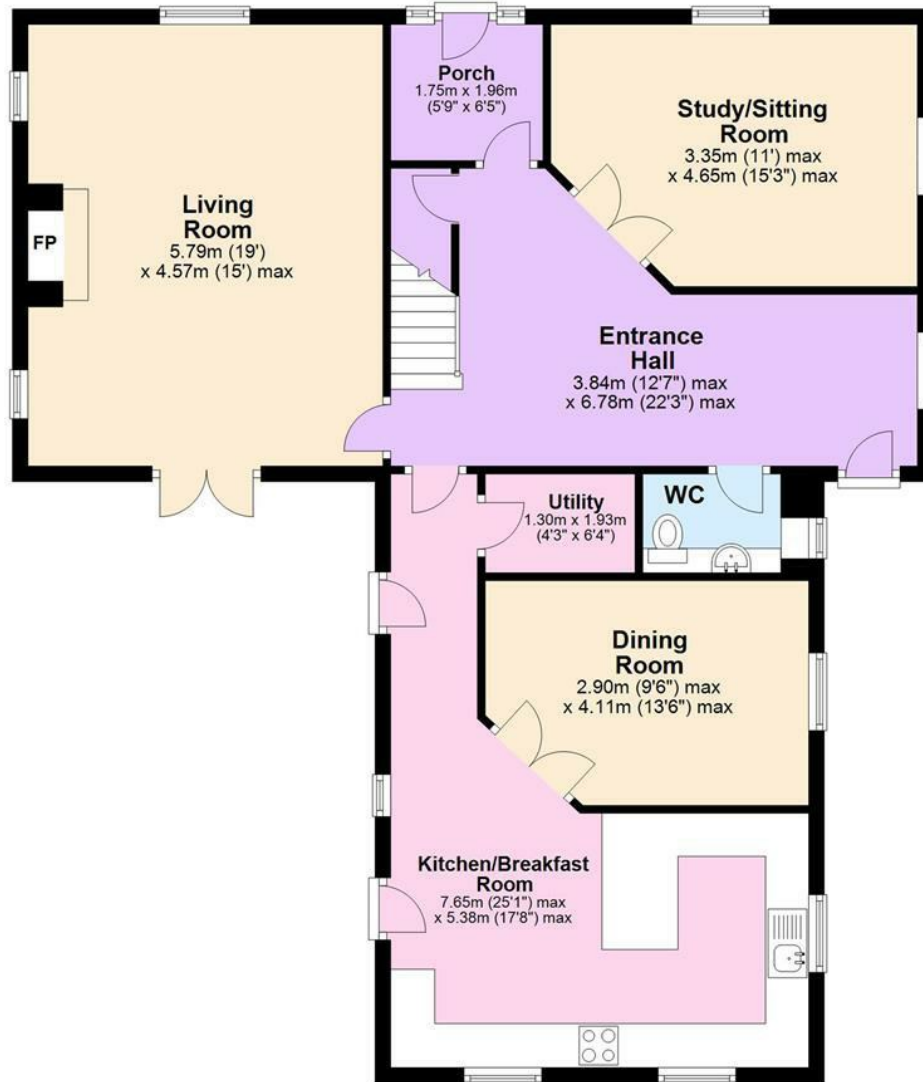
**OVERAGE**

The property is to be subject to an overage agreement of 25% of any increase in value if any planning permission is implemented or land disposed of with the benefit of planning permission in the next 35 years.



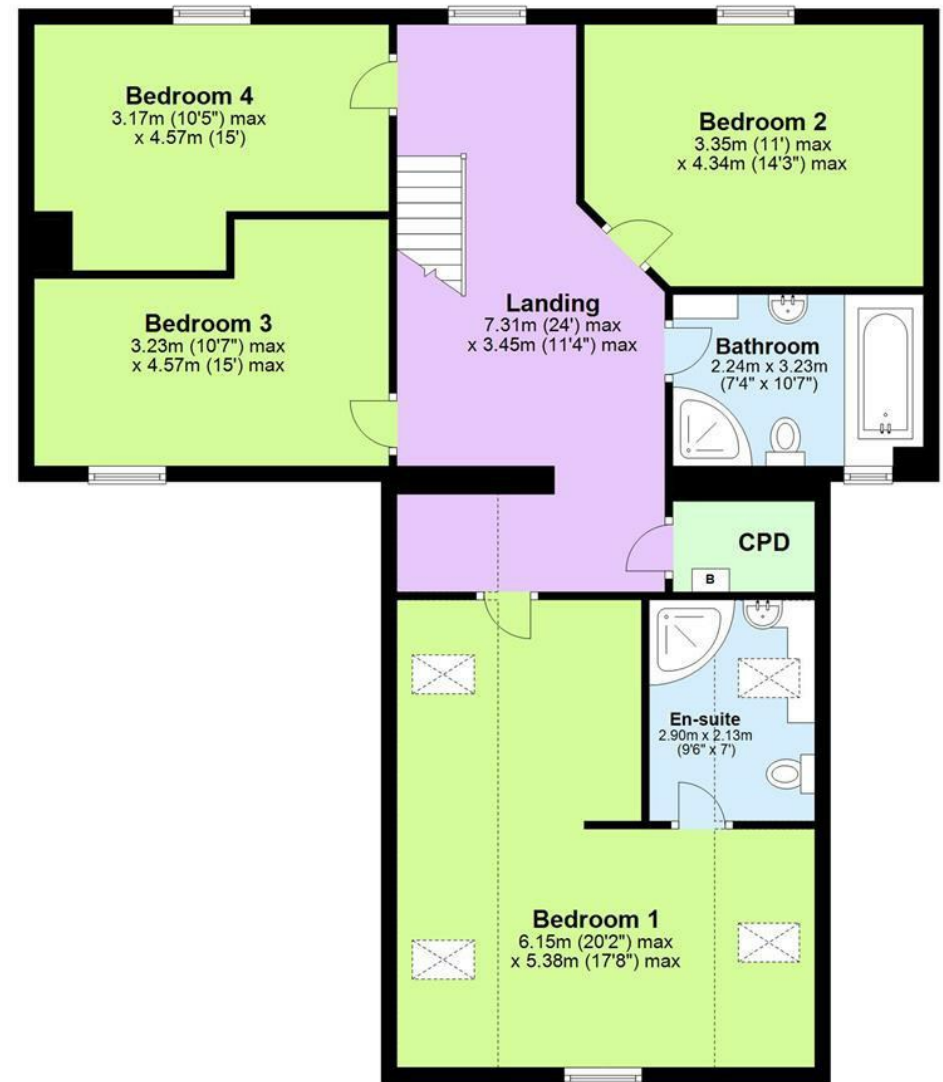
## Ground Floor

Approx. 107.1 sq. metres (1153.0 sq. feet)



## First Floor

Approx. 107.6 sq. metres (1158.2 sq. feet)



Total area: approx. 214.7 sq. metres (2311.2 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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**3a West End, Ingham**

