



## Longstone House, The Green, Ingham Lincoln, LN1 2XT

**£595,000**

An individual detached stone-fronted family home situated in an excellent position, close to The Green within the pleasant village of Ingham. The property was constructed in a farm barn-style approximately 20 years ago by the current owners and offers considerable character and charm. The spacious living accommodation briefly comprises of a Main Reception Hall, spacious Lounge, fitted Dining Living Kitchen, Rear Entrance, Utility Room, Cloakroom and a First Floor Landing leading to four Bedrooms, En-Suite Bathroom to the Principle Bedroom and a Family Bathroom. Outside the property stands in a very attractive and prominent location within a blocked paved driveway providing off-road parking and access to the Double Integral Garage. There is a private walled rear garden and further courtyard area. The property further benefits from gas central heating and viewing is highly recommended to appreciate the position within the village and the accommodation on offer.



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**SERVICES**

All mains service available. Gas central heating. Alarm System.

**EPC RATING** – D

**COUNCIL TAX BAND** – E

**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.



## ACCOMMODATION

### RECEPTION HALL

13' 1" x 11' 9" (3.99m x 3.58m), with UPVC double French doors and side windows, stairs rising to the First Floor Galleried Landing, feature exposed walling, radiator, built-in airing cupboard housing the hot water cylinder and inset spotlights.

### LOUNGE

25' 1" plus bay x 11' 8" (7.65m x 3.56m), with UPVC French/patio doors and windows, feature fireplace with wood burning stove, two radiators and two further UPVC windows.



### KITCHEN/DINER

23' 3" x 13' 0" (7.09m x 3.96m), fitted base units and drawers with work surfaces over, ceramic 1½ bowl sink unit and drainer, Range master cooker, coving to ceiling, inset spotlights, tiled flooring, part-tiled surround, five UPVC windows and feature stone fireplace with wood burning stove.

### REAR ENTRANCE

With UPVC rear entrance door, radiator and alarm controls.

### UTILITY ROOM

11' 7" x 7' 6" (3.53m x 2.29m), fitted base units, sink unit and drainer, further fitted tall cupboard, extractor fan, UPVC window, gas central heating boiler, tiled flooring, radiator and plumbing for washing machine.



### WC

With WC, wash hand basin, tiled flooring, part-tiled surround, radiator and UPVC window.

### FIRST FLOOR GALLERIED LANDING

With feature exposed walls and radiator.

### BEDROOM

15' 8" x 12' 11" (4.78m x 3.94m), with two UPVC windows, radiator and fitted wardrobes.



### EN-SUITE

7' 3" x 6' 3" (2.21m x 1.91m), with roll top bath, WC, wash hand basin, tiled flooring and tiled walls.

### BEDROOM

18' 5" x 12' 11" maximum measurement excluding the sloping ceiling (5.61m x 3.94m), with two Velux windows, UPVC window and radiator.

### BEDROOM

11' 8" x 11' 8" (3.56m x 3.56m), with UPVC window and radiator.



## BEDROOM

11' 8" x 8' 0" (3.56m x 2.44m), with UPVC window and radiator.

## BATHROOM

11' 1" x 11' 6" (3.38m x 3.51m), with UPVC window, suite to comprise of walk-in shower area, feature roll top bath, WC and two wash hand basins, fitted vanity cupboards, towel radiator, tiled flooring, tiled walls and extractor fan.

## OUTSIDE

There is a blocked paved driveway providing off-road parking for vehicles and access to the double integral garage. There is a private and walled rear garden with raised lawned area, a variety of flowerbeds, shrubs, mature trees and shed. There is a further gated entrance leading to a courtyard area with a range of flowerbeds.

## DOUBLE GARAGE

18' 7" x 18' 7" (5.66m x 5.66m), with two up and over doors, UPVC window, UPVC side entrance door, light and power.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

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.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area  
228 sq m / 2459 sq ft



Ground Floor  
Approx 123 sq m / 1328 sq ft



First Floor  
Approx 105 sq m / 1130 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

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