



Cloudberry Cottage, 1a Hayes Yard

Ingham, Lincoln, LN1 2XS



Book a Viewing!

£240,000

A charming Three Bedroom Terraced Cottage offering generous and characterful accommodation throughout. Converted from a former stable in the early 1980s and positioned next door to the Old Bake House, the property is rich in period features, including exposed stonework and exposed beams throughout, blending historic charm with practical living space. The accommodation comprises of an Entrance Porch leading into a spacious Lounge Diner, Kitchen with Pantry storage and to the First Floor Three Bedrooms and a Family Bathroom. Additional benefits include a garage with electric roller door, lighting and power.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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

PORCH

Accessed via a UPVC double glazed door with a matching window to the front aspect. Finished with tiled flooring and featuring exposed brickwork, setting the tone for the character found throughout the cottage. The porch provides access into the lounge diner.

LOUNGE/DINER

12' 9" x 19' 4" (3.89m x 5.89m) A generously sized and welcoming reception space with a large UPVC window to the front aspect. The room features an exposed brick fireplace with electric fire and stone surround, dual radiators, exposed beams, ample space for both lounge seating and a family dining table.



KITCHEN

6' 7" x 13' 0" (2.01m x 3.96m) Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. The kitchen includes a 1½ stainless steel sink with mixer tap, electric hob with extractor over, eye-level oven, eye level integrated microwave integrated dishwasher, space for a fridge freezer, UPVC doors providing external access and UPVC double glazed windows to both the front and side aspects. There is also a useful under stairs pantry with shelving, ideal for additional storage.

HALL

FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom.

BEDROOM 1

12' 9" max x 11' 4" max (3.89m x 3.45m) A double bedroom with UPVC double glazed window to the front aspect and radiator.

BEDROOM 2

13' 2" x 8' 5" (4.01m x 2.57m) A further double bedroom featuring UPVC double glazed windows to the front aspect, built-in cupboard housing the wall mounted boiler and radiator

BEDROOM 3

10' 1" x 6' 8" (3.07m x 2.03m) An additional bedroom with UPVC double glazed window to the front aspect and radiator

BATHROOM

Fitted with a modern three piece suite comprising of a large shower tray, wash hand basin and WC. Finished with tiled splashbacks, lino flooring, chrome upright towel radiator, built-in cupboard storage and a UPVC frosted window to the front aspect.

GARAGE

18' 5" x 11' 3" (5.61m x 3.43m) A detached garage fitted with an electric roller door, window, lighting and power.





OUTSIDE

To the front of the property there is off-road parking set on a block-paved surface, providing access to the garage. The frontage also benefits from a separate seating area, offering a pleasant spot to sit and enjoy the surroundings. A shared driveway services the terrace, maintaining practicality while preserving the cottage's character.

WEBSITE

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

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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 thoroughly checked.

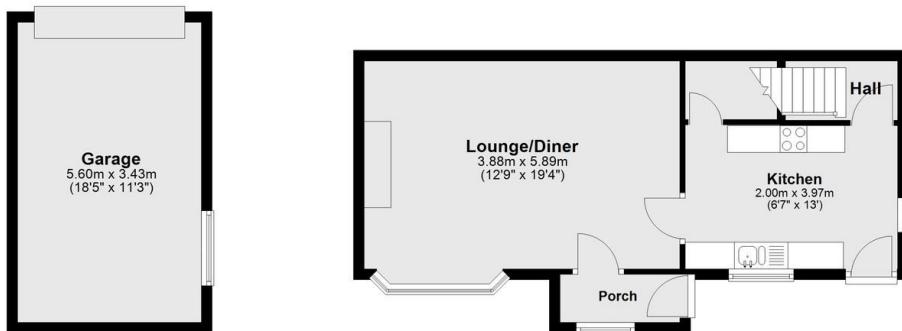
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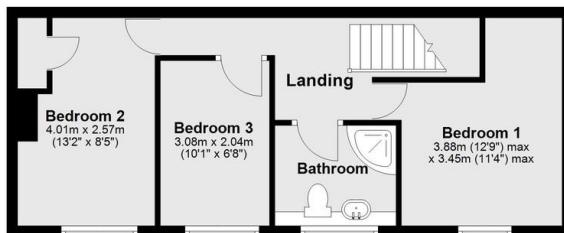
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Ground Floor



First Floor



Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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