



**The Hawthorns, Grange Lane,
Ingham, LN1 2YD**



Book a Viewing!

£625,000

A truly exceptional and individually designed Five Bedroom Detached Eco Home, with Air Source Heat Pump and solar panels providing the domestic heat and hot water and Heat Recovery System. The property is entered via a welcoming Entrance Hall with adjoining Boot Room, setting the tone for the quality and thoughtful design throughout. There is a stylish Reception Dining Room, an elegant Lounge and a high specification Kitchen/Breakfast Room fitted with premium units and integrated appliances, creating a superb heart to the home. To the Ground Floor there is also a Fifth Bedroom, contemporary Shower Room and an impressive Family/Cinema Room with enclosed Study Area - perfect for home working and entertaining. To the First Floor there is a spacious Landing leading to Four generous Double Bedrooms. The Principal Suite is a standout feature, boasting a walk-in wardrobe, luxury En-suite Shower Room and a private balcony overlooking the gardens. A beautifully appointed four piece Family Bathroom completes the First Floor accommodation. Occupying a stunning tucked away position, the property is approached via a generous secure gated driveway providing ample off street parking. There is a detached garage with attached car port and electric vehicle charge point, while to the rear, a thoughtfully landscaped garden offers an excellent degree of privacy and a perfect space for outdoor living and entertaining. A rare opportunity to acquire a high performance eco home combining cutting edge efficiency with refined contemporary living, viewing is highly recommended.



The Hawthorns, Grange Lane, Ingham, Lincoln, LN1 2YD



SERVICES

Electric, water and drainage mains services available. Electric underfloor heating (ground floor and first floor). Heat recovery system. 16 solar panels and air source heat pump for domestic heating with additional solar thermal panels for hot water.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

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

ENTRANCE HALL

A welcoming entrance with four double glazed windows flooding the space with natural light, a double glazed door to the rear garden, LVT flooring and radiator.

BOOT ROOM

With tiled flooring.

LOUNGE

15' 7" x 10' 6" (4.75m x 3.21m) With bespoke built-in media wall with space for 65 inch television, shelving and cupboards, tiled flooring with underfloor heating and triple glazed tilt and turn sliding door patio door to the rear garden.



DINING ROOM

30' 11" x 12' 5" (9.44m x 3.80m) With oak staircase to the first floor, tiled flooring with underfloor heating, triple glazed window to the rear aspect and two triple glazed tilt and turn doors to the rear garden.

KITCHEN

15' 7" x 10' 9" (4.76m x 3.28m) Fitted with a high specification range of wall and base units with Dekton work surfaces over, undermount sink with Quooker boiling water tap over and waste disposal, Miele eye level electric oven, steam oven and warming drawer, Miele induction hob, integrated dishwasher, space for fridge freezer, central island with breakfast bar, tiled flooring with underfloor heating, triple glazed window to the side aspect and triple glazed tilt and turn sliding patio door to the rear garden.



BEDROOM 5

12' 10" x 10' 8" (3.92m x 3.27m) With tiled flooring with underfloor heating and triple glazed door to the entrance hall.

SHOWER ROOM

7' 4" x 6' 1" (2.25m x 1.86m) Fitted with a three piece suite comprising of a shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome heated towel rail, part tiled walls, tiled flooring with underfloor heating and double glazed window to the side aspect.



UTILITY/PLANT ROOM

10' 7" x 6' 2" (3.24m x 1.89m) With spaces for washing machine and tumble dryer, heat recovery system, water softener, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring and triple glazed window to the side aspect



FAMILY/CINEMA ROOM

18' 8" x 16' 6" (5.70m x 5.04m) With two double glazed windows to the front aspect with remote controlled blackout blinds, retractable projector screen, space for projector, pellet burning stove, storage cupboards, radiator, LVT flooring and spotlights. The discreet hideaway study area has built in desk, LVT flooring and lighting.

FIRST FLOOR LANDING

With loft access point and underfloor heating.

BEDROOM 1

12' 2" x 10' 4" (3.73m x 3.17m) With underfloor heating and triple glazed doors giving access to the balcony.



WALK-IN WARDROBE

With hanging space and storage shelving.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC, wash hand basin in a vanity style unit, chrome heated towel rail, part tiled walls, tiled flooring with underfloor heating and triple glazed window to the side aspect.

BEDROOM 2

14' 2" x 10' 9" (4.32m x 3.29m) With fitted wardrobes, underfloor heating and triple glazed window to the side aspect.



BEDROOM 3

14' 3" x 10' 10" (4.36m x 3.31m) With fitted wardrobes, underfloor heating and triple glazed window to the side aspect.

BEDROOM 4

14' 3" x 10' 8" (4.35m x 3.27m) With fitted wardrobes, underfloor heating and triple glazed window to the side aspect.

FAMILY BATHROOM

Fitted with a luxurious four piece suite comprising of a panelled bath, shower cubicle, close coupled WC, wash hand basin in a vanity style unit, chrome heated towel rail, part tiled walls, tiled flooring with underfloor heating and two triple glazed window to the front aspect.



GARAGE

18' 9" x 12' 2" (5.72m x 3.72m) A larger than average garage with electric door to the front, personnel door to the side, light and power. There are 16 solar panels on the roof. A car port with electric vehicle charge point is attached.



OUTSIDE
 The property enjoys a discreet and tucked away position, approached via a private gated driveway that enhances both privacy and exclusivity. The driveway offers ample off street parking for multiple vehicles and leads to a larger than average detached garage and car port, complete with an electric vehicle charging point.
 Beautifully landscaped gardens wrap around the home, creating an attractive and well maintained setting. To the rear there is an enclosed garden laid predominantly to artificial lawn for ease of maintenance, complemented by well stocked flowerbeds, mature shrubs and gravelled borders with inset planting. A generous paved patio seating area, encased by a low level wall, provides the perfect space for outdoor dining and entertaining. In addition, a private balcony accessed from the principal bedroom offers a further delightful spot to relax and enjoy the surroundings.

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.nz

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 - HOW WE MAY REFER YOU TO

SBS & Betheridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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.

Claverings 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 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 HomeBuyer 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

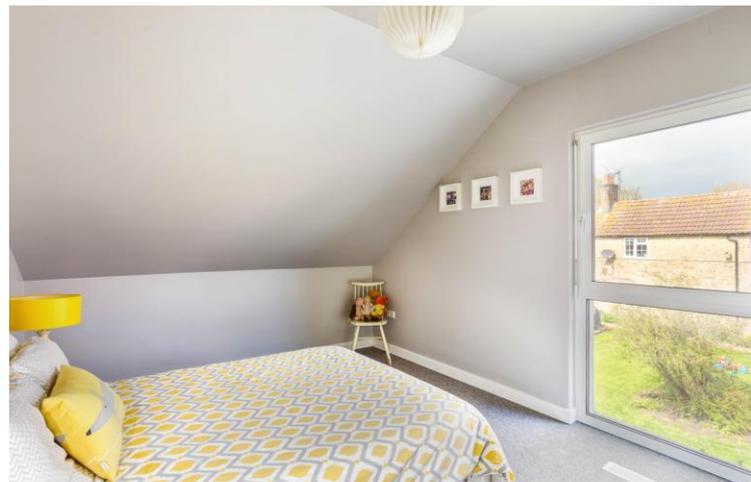
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

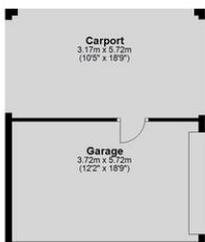
GENERAL

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 their guides and the vendors (Lessors) for whom they act as Agents given 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 whatsoever in relation to this property.
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Total area: approx. 280.1 sq. metres (3014.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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