



**35 Grange Lane, Ingham,  
Lincoln, LN1 2YD**



Book a Viewing!

**£435,000**

Situated in a fantastic elevated position within the highly sought after village of Ingham, this deceptively spacious Three Bedroom Detached Family Home occupies a beautiful and generous plot with stunning private gardens. The well presented accommodation comprises of a porch, welcoming Entrance Hall, Lounge, Dining Room, Family Room, Kitchen, Rear Lobby and Cloakroom/WC. To the First Floor are Three Double Bedrooms and a luxurious, spacious four piece Family Bathroom. Outside, the property continues to impress with a block paved driveway providing ample off-street parking for multiple vehicles, a double garage and beautifully maintained gardens to the front, side and rear, offering a wonderful degree of privacy. Viewing is highly recommended to fully appreciate the space, setting and quality of accommodation on offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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

With double glazed window to the side aspect and radiator.

### ENTRANCE HALL

With staircase rising to the first floor, laminate flooring and radiator.

### FAMILY ROOM

18' 0" x 10' 7" (5.50m x 3.23m) With double glazed bow window to the front aspect, gas fire set within feature fireplace, laminate flooring and radiator.



### LOUNGE

20' 5" x 13' 10" (6.23m x 4.23m) With double glazed bow window to the front aspect, double glazed window to the rear aspect, double glazed sliding patio doors to the garden, wall lights and two radiators.

### DINING ROOM

9' 6" x 9' 3" (2.91m x 2.84m) With double glazed window to the rear aspect, laminate flooring and radiator.

### KITCHEN

14' 9" x 9' 6" (4.52m x 2.90m) Fitted with a range of wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap above, electric oven and hob with extractor fan over, integrated tall fridge and dishwasher, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.



### REAR LOBBY

With personnel door to the garage and door to the rear garden.

### CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit, part tiled walls, radiator and double glazed window to the rear aspect.



### FIRST FLOOR LANDING

With large storage cupboard.

### BEDROOM 1

10' 0" x 10' 8" (3.05m x 3.25m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

14' 6" x 7' 6" (4.43m x 2.29m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

9' 6" x 9' 4" (2.90m x 2.86m) With double glazed window to the rear aspect and radiator.



## FAMILY BATHROOM

14' 11" x 9' 4" (4.55m x 2.86m) A luxurious family bathroom refitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, storage cupboard, airing cupboard, two radiators, chrome towel radiator and two double glazed windows to the rear aspects.

## DOUBLE GARAGE

23' 4 (max)" x 18' 6 (max)" (7.11m x 5.64m) With twin up-and-over doors to the front, personnel door to the rear lobby, double glazed window to the rear aspect, spaces for washing machine and tumble dryer, workbench, sink unit, wall mounted gas fired central heating boiler, loft storage, light and power.

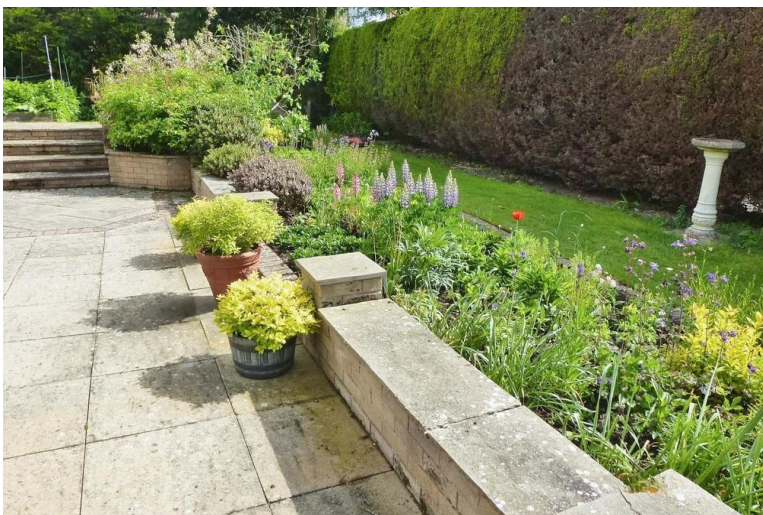


## OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking for numerous vehicles and leading to the double garage. The front garden is laid mainly to lawn with flower beds inset, mature shrubs and trees. To the side of the property there is a patio seating area and further lawned garden. To the rear there is a further lawned garden with raised beds, vegetables plots, fruit bushes with raspberries, red and blackcurrants, gooseberries and rhubarb, mature shrubs and trees, Summer House and a large garden shed.

## NOTE

In the agents opinion there is potential to extend/build above the double garage to provide additional accommodation (subject to planning permission).



### 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 [mumdys.net](http://mumdys.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 & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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 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 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

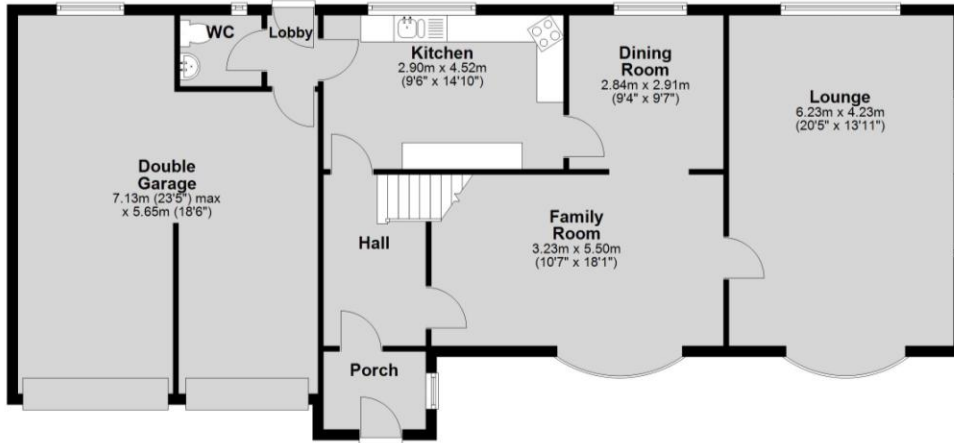
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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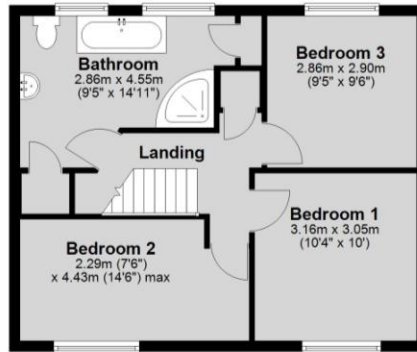
### Ground Floor

Approx. 118.5 sq. metres (1275.2 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 164.6 sq. metres (1771.6 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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