



**1 Grange Paddock, Grange Close,
Ingham, LN1 2UY**



Book a Viewing!

£510,000

A most impressive Four Bedroom Detached Family Home, tucked away within a private cul-de-sac in the desirable village of Ingham. Offering exceptional and versatile living accommodation throughout, the property comprises of a welcoming Entrance Hall, Cloakroom/WC, spacious Lounge and an outstanding open Family Room creating the true heart of the home, alongside a stylish fitted Kitchen and complementary Utility Room. The impressive First Floor Landing overlooks the Ground Floor and leads to Four well appointed Bedrooms, including a generous Master Bedroom with En-Suite Shower Room, together with a modern Family Bathroom. Outside, the property enjoys a block paved driveway providing ample off street parking, a double garage and superb enclosed wraparound gardens offering excellent outdoor space. Viewing is highly recommended to fully appreciate the size, quality and position of this impressive home.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMODATION

ENTRANCE HALL

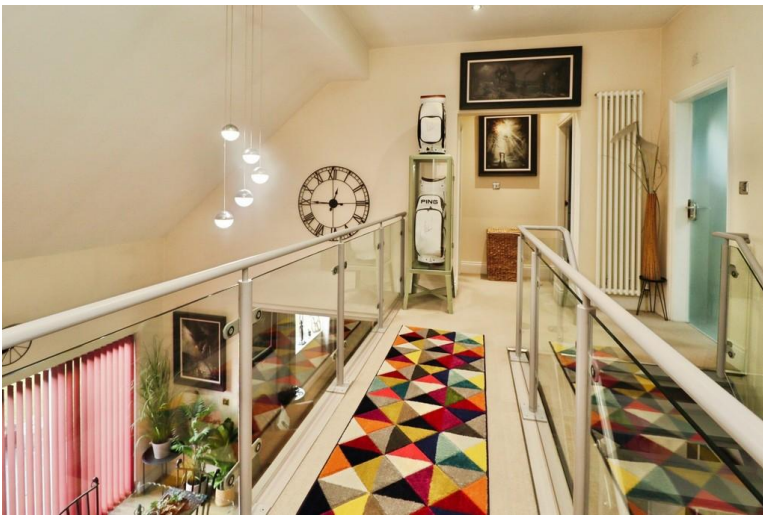
A welcoming entrance hall featuring wood effect laminate flooring with underfloor heating, staircase rising to the first floor and spotlights.

CLOAKROOM/WC

Fitted with a close coupled WC and wash hand basin set within a vanity style unit, complemented by part tiled walls, tiled flooring with underfloor heating, double glazed window to the side aspect and spotlights.

FAMILY ROOM

18' 8" x 13' 3" (5.70m x 4.05m) An impressive and beautifully designed living space forming the true heart of the home, featuring a vaulted ceiling, Centura log burner and wood effect laminate flooring with underfloor heating. The room is flooded with natural light and enjoys impressive bifold glass doors opening to the lounge, alongside double glazed sliding patio doors providing seamless access to the garden.



LOUNGE

21' 10" x 13' 5" (6.67m x 4.11m) Featuring a double glazed window to the front aspect and double glazed French doors opening onto the rear garden allowing for plenty of natural light throughout. Further benefits include a gas fire set within a decorative fire surround and wood effect laminate flooring with underfloor heating.



KITCHEN

16' 3 (max)" x 14' 11 (max)" (4.95m x 4.55m) Fitted with a stylish range of wall and base units with work surfaces over, double eye level electric oven, five ring gas hob with extractor hood above, integrated fridge/freezer and dishwasher, 1 1/2 bowl sink with side drainer and boiling water tap, water softener, tiled splashbacks, underfloor heating, spotlights and double glazed windows to the side and rear aspects.

UTILITY ROOM

13' 3" x 5' 8" (4.05m x 1.74m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler (fitted 2019, with 10 year guarantee), cupboard housing the underfloor heating controls, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With tall radiator, spotlights and feature bridge overlooking the ground floor.



BEDROOM 1

14' 0" x 12' 7" (4.28m x 3.86m) With double glazed window to the side aspect, Velux window to the rear, fitted wardrobes with mirror fronted sliding doors and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, part tiled walls, spotlights and Velux window.

BEDROOM 2

13' 9" x 13' 4" (4.21m x 4.08m) With double glazed window with wooden shutters to the front aspect, two double fitted wardrobes and radiator.



BEDROOM 3

3 13' 8" x 8' 2" (4.19m x 2.49m) With double glazed window with wooden shutters to the rear aspect and radiator.

BEDROOM 4

16' 4" x 7' 6" (4.98m x 2.30m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, part tiled walls, spotlights and two Velux windows.



OUTSIDE

The property is tucked away down a small lane and enjoys a generous plot with a block paved driveway providing ample off-street parking for multiple vehicles and access to the double garage. Enclosed wraparound gardens surround the home, featuring a lawned front garden with patio seating area, mature shrubs and well stocked flowerbeds. The garden extends to the side with a shed and continues to the rear, where a beautifully landscaped garden is laid mainly to lawn with an impressive tiered raised decking area incorporating a covered seating space with light and power, all complemented by established planting and colourful flowerbeds throughout.

DOUBLE GARAGE

With electric garage door to the front, personnel door to the rear garden, 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

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SBS & Bitteridge, 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 Water 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.

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

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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 are for their clients and the vendors (Lessors) for whom they act as Agents given their ethical.

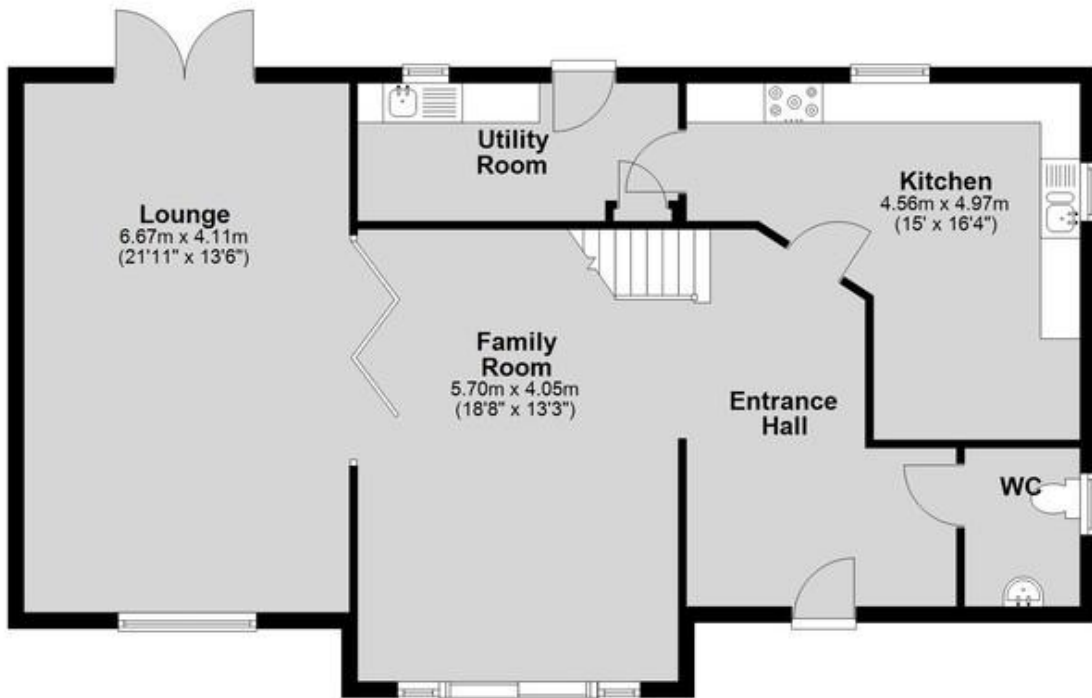
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

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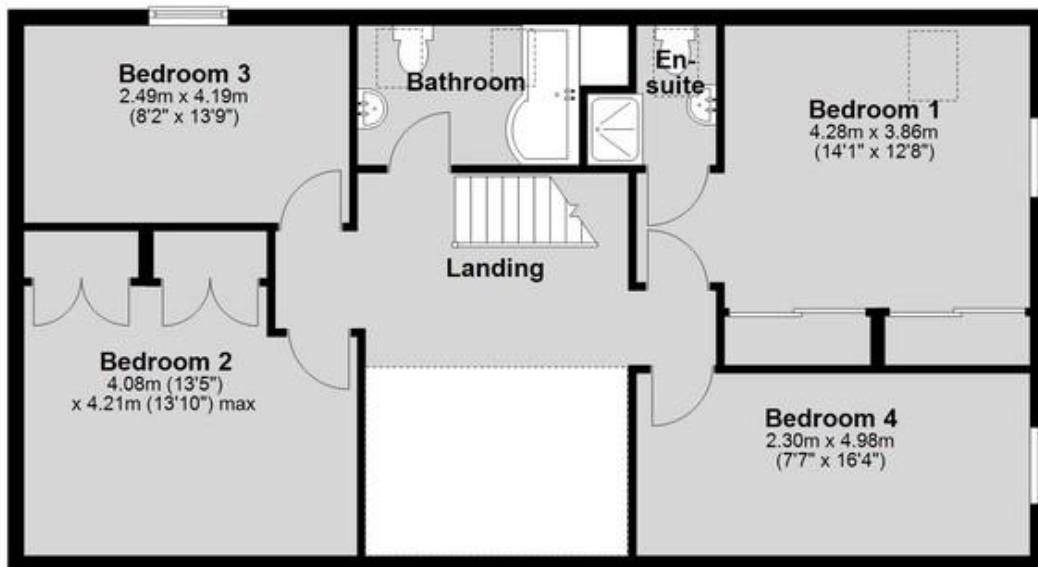
Ground Floor

Approx. 92.1 sq. metres (990.9 sq. feet)



First Floor

Approx. 85.0 sq. metres (914.9 sq. feet)



Total area: approx. 177.1 sq. metres (1905.8 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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