

**FOR SALE**



**Short Lane, Ingham, Lincoln**  
**Asking Price Of £135,000**

  
**MARTIN&CO**

# Short Lane, Ingham, Lincoln

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- Country Cottage
- Field Views to the Front and Rear
- Picturesque Village
- Modern and Well Presented
- Ground Floor Shower Room

Two bedroom cottage with field views nestled within the picturesque village of Ingham. This modern and well presented property briefly comprises internally of an entrance porch, lounge, kitchen and ground floor shower room plus two bedrooms to the first floor. Ideal FTB or investment opportunity.

Ingham boasts a village green with two well established public houses, primary school, doctors surgery and a shop. Commutable distance into the city of Lincoln with regular transport links plus the ever popular William Farr CofE secondary is approximately only 5 miles away.

PORCH 4' 1" x 2' 7" (1.252m x 0.793m) PVC double glazed and single brick construction with vinyl flooring.

LOUNGE 16' 11" x 11' 9" (5.174m x 3.589m) Wooden entrance door onto carpet flooring, PVC window to the front aspect, radiator, two light fittings and a feature log burning stove with hearth and oak beam. Mains consumer unit housed, Danfoss digital wall mounted central heating controls, storage cupboard offering space and power for a fridge freezer plus stairs rising with storage cupboard below.



**KITCHEN** 7' 11" x 7' 5" (2.435m x 2.273m) Base units with roll top work surfaces, inset composite sink and drainer plus complimentary wall shelving. Fitted electric oven and induction hob with space and plumbing for a washing machine. Ceiling light fitting, radiator, vinyl flooring and a side PVC door to the garden.

**SHOWER ROOM** 7' 9" x 4' 7" (2.385m x 1.422m) Modern three piece suite comprising of a wall mounted sink, concealed cistern WC and a shower cubicle. Vinyl flooring, PVC window to the rear aspect, anthracite heated towel rail, partial wall tiling, ceiling light and a housed Worcester combination boiler.

**STAIRS / LANDING** Carpet flooring, pendant fitting and a PVC window to the rear aspect.

**BEDROOM 2** 9' 9" x 6' 1" (2.976m x 1.877m) max measurements. PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

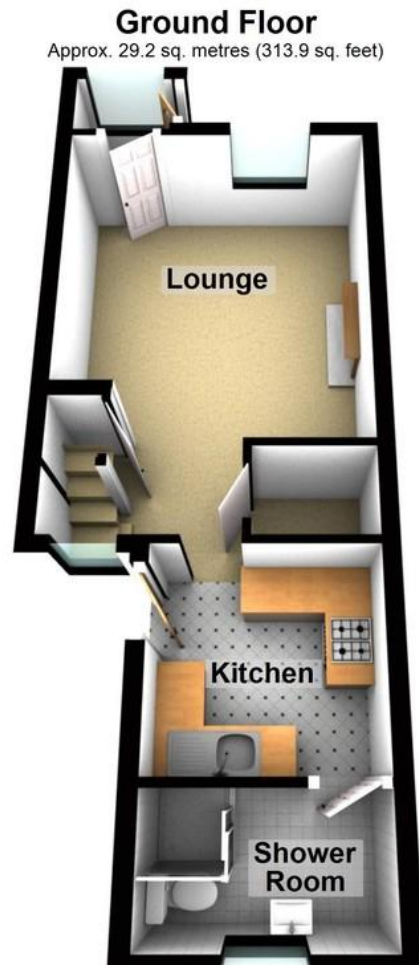
**BEDROOM 1** 12' 0" x 10' 4" (3.664m x 3.156m) max measurements. PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

**OUTSIDE** The rear offers a private and fully enclosed garden with a laid lawn and shrub borders, patio area, water supply and a shed. Gated access to the rear. To the front, Short Lane provides an opportunity for parking without obstruction to the lane.

**FIXTURES & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
90	56
England & Wales EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>	



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.