



Braecrest, Grange Close

Ingham, Lincoln, LN1 2UY

£725,000

This is a beautiful and larger than average four bedroomed detached family home located in a quiet position within the popular village of Ingham. The property has an Integral Double Garage, extensive gardens to the front, side and rear and has modern and stylish living accommodation to briefly comprise of Reception Hallway, Lounge with Inglebrook Fireplace, Conservatory, Dining Room, modern fitted Dining Kitchen, Utility Room, Study, second Conservatory, WC and First Floor Landing giving access to the Principal Bedroom with En-Suite Shower Room and Dressing Room, Bedroom 2 with En-Suite Shower Room, two further Bedrooms with fitted wardrobes and Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Solar panels.

We have been advised by the vendors that the Solar Panels currently generate an income of approx. £1,100 per annum.

The boiler was replaced in 2021 and has upgraded SMART heating controls.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

Head North out of Lincoln on the A15 and continue along, taking you past RAF Scampton. Where signposted Ingham turn left on to Ingham Lane and proceed along and then turn right on to Middle Street. Proceed along Middle Street and then turn left on to Church Hill. Proceed along Church Hill which takes you into the village of Ingham and then turn right on to Grange Lane and then right again on to Grange Close where the property can be located on the left hand side.

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 public houses, Doctors' surgery and schools. Ingham is within the catchment area of the William Farr Secondary School. There are regular transport links into Lincoln City Centre where all the usual facilities can be found.

ACCOMMODATION

RECEPTION HALLWAY

With windows and doors to the front, stairs to the First Floor Landing, doors leading to the Kitchen Diner, Dining Room, Lounge and WC.

WC

With window to the front, WC and wash hand basin.

LOUNGE

23' 11" x 15' 3" (7.31m x 4.65m) With uPVC windows and walk-in uPVC bay window to the front, uPVC windows and double doors to the Conservatory, large Inglenook Fireplace with inset uPVC windows to either side and gas burner inset, wall lighting and radiators.

CONSERVATORY

12' 4" x 11' 1" (3.78m x 3.40m) With tiled flooring, underfloor heating, ceiling fan with light, power and uPVC windows and double doors to the rear garden.

DINING ROOM

20' 9" x 12' 1" (6.35m x 3.70m) With uPVC windows and double doors to the rear garden and radiator.

KITCHEN DINER

23' 11" x 14' 5" (7.31m x 4.41m) With uPVC windows to the rear and side aspects, doors to the second Conservatory, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, dual fuel range cooker, spaces for a dishwasher and fridge, breakfast bar and radiator.





SECOND CONSERVATORY

7' 11" x 9' 0" (2.43m x 2.75m) With tiled flooring and uPVC windows, power, lighting and double doors to the rear garden.

UTILITY ROOM

8' 10" x 7' 11" (2.70m x 2.42m) With uPVC window to the side, space for an automatic washing machine, space and venting for a tumble dryer and doors leading to the Study and Garage.

STUDY

8' 10" x 9' 0" (2.70m x 2.75m) With uPVC window to the rear and radiator.



FIRST FLOOR LANDING

With UPVC window to the front, doors to four Bedrooms, Bathroom and airing cupboard.

PRINCIPAL BEDROOM

16' 0" x 12' 11" (4.88m x 3.95m) With two uPVC windows to the rear, a range of fitted bedroom furniture, radiator and door to the En-Suite Shower Room and arch to the Dressing Room.

EN-SUITE

7' 3" x 5' 10" (2.22m x 1.78m) With uPVC window to the side, suite to comprise of walk-in shower, WC and wash hand basin, tiled flooring, tiled walls and radiator.



DRESSING ROOM

7' 3" x 9' 0" (2.22m x 2.76m) With UPVC window to the front and fitted wardrobes.

BEDROOM 2

9' 0" x 13' 10" (2.76m x 4.23m) With two uPVC windows to the rear, door to the En-Suite and radiator.

EN-SUITE

With uPVC window to the side, suite to comprise of shower, WC and wash hand basin, towel radiator and partly tiled walls.



BEDROOM 3

12' 9" x 13' 0" (3.90m x 3.97m) With uPVC window to the rear, radiator and fitted wardrobes.

BEDROOM 4

10' 10" x 9' 7" (3.32m x 2.93m) With uPVC window to the front, radiator and fitted wardrobes.

BATHROOM

7' 3" x 8' 1" (2.22m x 2.47m) With uPVC window to the front, tiled flooring, tiled walls, suite to comprise of bath, WC, wash hand basin and walk-in shower cubicle, chrome towel radiator and range of fitted vanity cupboards.



OUTSIDE

To the front of the property there is a lawned garden, flower beds and a block paved driveway providing off road parking for vehicles and giving access to the Integral Garage. To the side of the property there is a further lawned garden with flowers and which leads to the rear garden. The rear garden is principally laid to lawn with a child's play area with play house, vegetable beds, fruit trees, green house, shed, seating area and paved seating areas giving access to the property.

DOUBLE GARAGE

18' 5" x 18' 5" (5.63m x 5.63m) With door to the side, wall mounted gas fired central heating boiler, water softener, electric door to the front, window to the front, power and lighting.



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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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 015 22 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:

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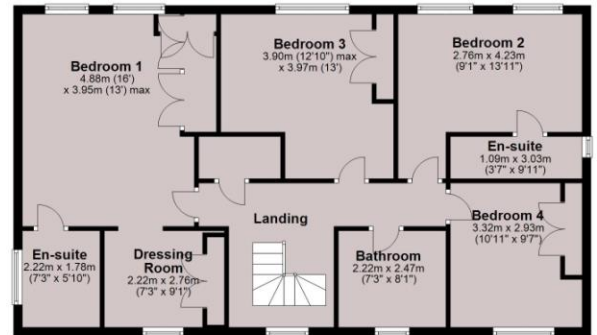
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Ground Floor
Approx. 169.5 sq. metres (1824.7 sq. feet)



First Floor
Approx. 92.2 sq. metres (992.0 sq. feet)



Total area: approx. 261.7 sq. metres (2816.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



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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.