



Walnut Court, Ingham, Lincoln

Asking Price £125,000



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House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £125,000

- Ideal Starter Home or Investment Purchase
- Semi-Detached Home
- Village Location
- Open Plan Living
- Sunroom
- Allocated Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Two bedroom semi-detached property boasting open plan living, located in the desirable village of Ingham. Being only a short drive to Lincoln or Gainsborough and having a range of amenities including a shop, school, doctors surgery, public houses and a bus route into Lincoln City Centre. Viewings Recommended. Sold with No Onward Chain.

Comprising internally of an open plan lounge diner with kitchen, sunroom, two bedrooms and a shower room. Externally offering a low maintenance front garden and allocated parking for one vehicle.

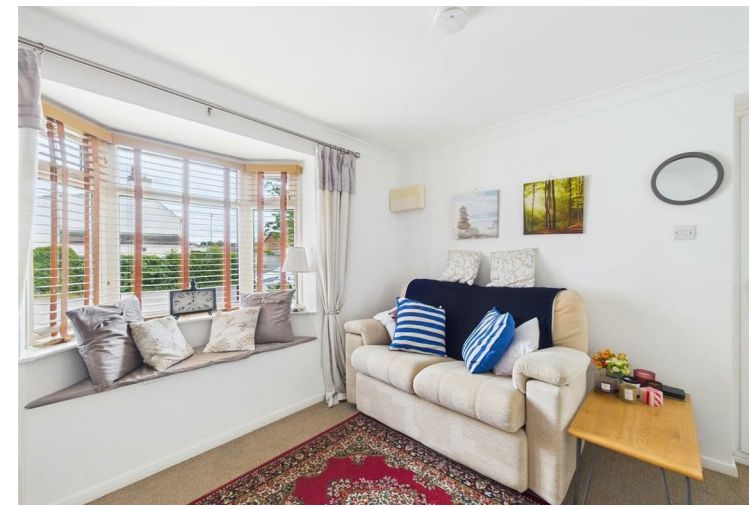
A short walk from the property is the village green, doctor's surgery, pharmacy, highly acclaimed gastro

pub The Inn on the Green, The Black Horse public house, a village shop, village hall, community book exchange, tennis court, bowling club, recently renovated play park and a 13th century church.

The village hosts a number of community events throughout the year, including cinema screenings, choral concerts, amateur dramatics, and an annual bonfire and firework display.

The property is ideally situated for walking and horse riding on the network of rural paths that lead from the doorstep.

Ingham is a short drive from Lincoln, Gainsborough,



and Scunthorpe. The Call Connect bus operates from West End Park.

EPC Rating - D
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Tenure - Freehold

Lounge Diner
18'10" x 12'0" (max measurements).
PVC bay window to the front with inbuilt seating and storage, carpet flooring, light fitting, electric storage heater and side PVC entrance door. Mains consumer unit wall mounted, stairs rising to the first floor.

Kitchen
7'10" x 6'2"
Open plan to the lounge diner. Comprising of base and wall level units with laminated work surfaces incorporating a small breakfast bar and inset stainless steel sink and drainer. Fitted oven, hob with extractor over with space and plumbing for a washing machine and further space for an under counter fridge. Tiled flooring, PVC side window and a light fitting. Glazed door gives access to the rear sunroom.

Sunroom
15'8" x 2'9"
Built to the boundary line, maximising the living space and comprising of a side PVC door, rear PVC windows, polycarbonate pitch roof, wood effect laminate flooring and wall lighting.

Stairs / Landing
Carpet flooring, pendant fitting and access to the loft. Positive Input Ventilation (PIV) system has been installed to the ceiling.

Shower Room
5'6" x 4'10"
Low level WC, pedestal wash basin and a corner cubicle housing the electric Mira power shower. Tiled flooring, heated towel rail, PVC side window, light and extractor.

Bedroom
12'0" x 8'9"
PVC window to the front, carpet flooring, pendant fitting and an electric storage heater.

Bedroom
8'6" x 4'9"
PVC window to the side, carpet flooring, pendant fitting and an electric storage heater. Shelved airing cupboard houses the hot water cylinder.

Outside
To the side of the property is access to both the lounge diner and rear sunroom, water supply, rain canopy and lighting. The front is low maintenance having been laid mainly to gravel. There is an allocated parking bay within the court for one vehicle.

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.



Sunroom
0.95 x 4.77 m
3'1" x 15'7"



Floor 0

Approximate total area⁽¹⁾

43.4 m²
467 ft²

Reduced headroom

0.7 m²
8 ft²



Floor 1

Bedroom
1.44 x 2.60 m
4'8" x 8'6"

Shower Room
1.50 x 1.49 m
4'11" x 4'10"

Bedroom
2.66 x 3.65 m
8'8" x 11'11"

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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.