



**West End Place, Ingham, Lincoln**

**Offers Over £170,000**

  
**MARTIN & CO**

West End Place, Ingham, Lincoln

Cottage

2 Bedrooms, 1 Bathroom

Offers Over £170,000

- Village Location
- Period Stone Cottage
- Modern Fitted Kitchen and Shower Room
- Pleasant Front Garden
- Allocated Parking Bay
- Garage en bloc
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 75        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

Two bedroom character stone cottage within the highly desirable village of Ingham. Priced attractively with viewings welcome by appointment only. Modern interior whilst still retaining an abundance of its original charm.

Internally comprising of an entrance porch, living room, fitted kitchen, two bedrooms and a shower room. Externally offering an enclosed front garden, allocated parking space adjacent to the cottage and a garage en bloc.

The village has a large village green surrounded by trees, overlooked by the village primary school and village shop. Other amenities include the village hall, tennis court, play park which was renovated in 2022,

13th century village church and war memorial, doctors surgery and two public houses. Ideal location for walkers and pet owners as the village is surrounded by public paths.

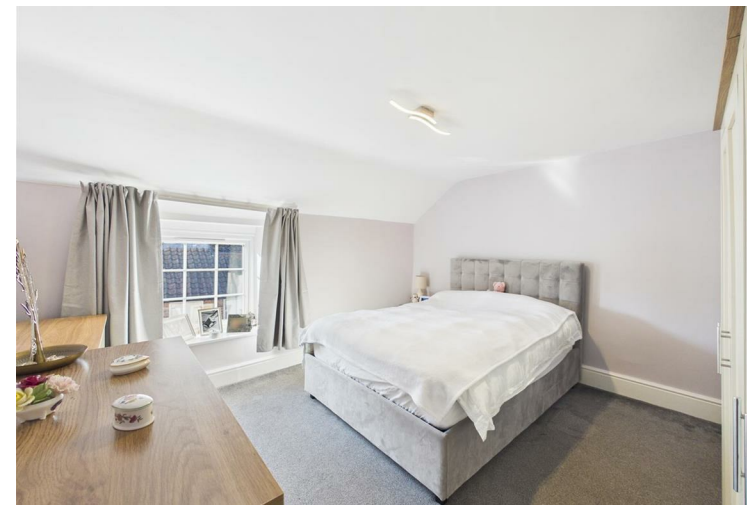
Commutable distance into the city of Lincoln with regular transport links plus the ever popular William Farr CofE secondary is approximately only 5 miles away.

See the village web page for further information.

Tenure - Freehold

EPC Rating - C

Council Tax Band - A



#### Porch

6'2" x 3'0"

PVC front door and side window, tiled flooring and exposed feature stone walls. Wooden latch door gives access to the living room.

#### Living Room

17'8" x 12'3"

PVC front window, carpet flooring, three radiators, light fitting, feature gas fire with hearth and surround plus the mains consumer unit and electric meter are housed.

#### Kitchen

12'3" x 11'5"

Modern base and eye level units with laminated work surfaces, matching upstand and an inset composite sink and drainer. Fully fitted to include an oven, gas hob with extractor over, integrated dishwasher and fridge freezer plus space and plumbing for a washing machine. PVC rear facing window, vinyl flooring, radiator, ceiling light, Ideal combination boiler housed and an under stairs storage cupboard.

#### Stairs / Landing

Carpet flooring, light fitting, radiator and access to the loft.

#### Bedroom

12'3" x 8'2"

PVC side window, carpet flooring, light fitting and a radiator.

#### Shower Room

9'8" x 7'2"

Low level WC, pedestal wash basin and double cubicle housing the mains thermostatic shower. Vinyl flooring, radiator, light and extractor.

#### Bedroom

12'9" x 11'7"

PVC front window, carpet flooring, light fitting and a radiator.

#### Outside

The front of the property is accessed via a tarmac driveway, owned in part by this property with access rights given to neighbouring properties. There is a space for off road parking which is signed. The property also benefits from a single garage for storage within a block of 4. The front garden is a quaint, enclosed space, low maintenance being mostly laid to gravel, ideal for enjoying the South West sun.

#### 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
80.3 m<sup>2</sup>  
863 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW  
01522 503727 . lincoln@martinco.com

**01522 503727**  
<http://www.martinco.com>

**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.