



20 Wessex Way
Ingham, Lincoln. LN1 2YT

BELL



20 Wessex Way

Ingham

NO ONWARD CHAIN! The opportunity has arisen to purchase this two bedroom terraced property in the popular village of Ingham. The accommodation comprises; Ground Floor: entrance hall, spacious lounge, kitchen with a good size dining area, cloakroom. First Floor: landing, 1 double bedroom and 1 single bedroom, family bathroom.

Outside: there is parking for two vehicles, a rear garden with a garden shed.

ACCOMMODATION

Front Entrance Lobby having contemporary design style front entrance door with double glazed obscure central panel, tiled floor and radiator. Doors through to lounge and to:

Cloakroom comprising small wash hand basin with tiled splash back above and toiletry cabinet beneath, WC, tiled floor, radiator and extractor vent.

Lounge having a pleasant outlook from the front of the terrace over the adjoining Wessex Way Green; staircase up to first floor, built-in under stairs storage space and radiator. Door to:

Breakfast Dining Kitchen having a very pleasant southerly outlook over the well enclosed rear garden; an attractive range of contemporary design style base, drawer and wall units, work surface area with single drainer one and a half bowl stainless steel sink unit inset, with room for washing machine beneath. The work surface extends around the adjoining walls having a brushed steel oven below, brush steel four ring gas hob to surface, splash back and brushed steel cooker hood above with wall cupboard space set on either side. The one end of these units there is a built-in fridge/freezer. Tiled floor, radiator and inset ceiling spotlights. There is a dining area set to one end of the room with French doors providing access out into the rear garden.





First Floor

Landing with built in linen cupboard containing the gas fired central heating boiler.

Bedroom with a very pleasant northerly outlook over the adjoining Wessex Way green; and radiator.

Bathroom having contemporary design style appointment comprising; panel bath across one wall with appropriate shower fitting wiled splash back above with shower screen, wash hand basin with tiled splash back and low level WC. Tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a southerly outlook down over the rear garden and beyond over open pastureland; access to roof space and radiator.

OUTSIDE

The property stands within this attractive terrace of homes opposite the Wessex Way Green. A pedestrian footpath leads to the front door and to the rear of the terrace there is the block paved parking area with allotted space for the house. A rear entrance gate provides access into the rear garden.

The rear garden benefits from having a southerly aspect and has been landscaped with patio area adjoining the rear elevation of the house on to which the French doors of the breakfast dining kitchen open. Lawned area with a useful timber garden shed set to one side. There is an exterior water tap.

West Lindsey District Council – Tax band: A

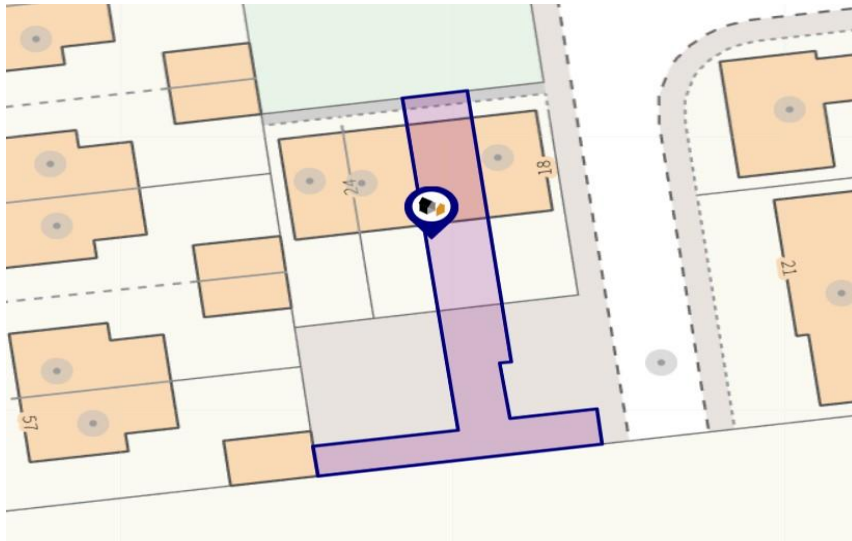
ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

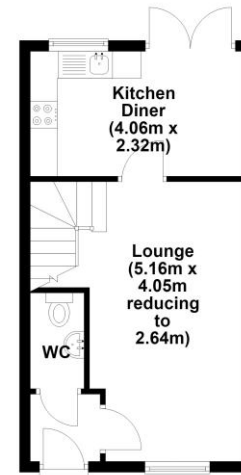
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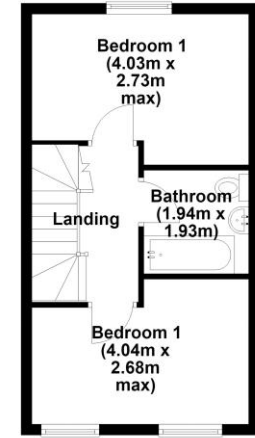




Ground Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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