

The Avenue,Ingham LINCOLN LN1 2XQ

william h brown

welcome to

The Avenue, Ingham LINCOLN

Early viewing is essential for this beautifully presented and spacious semi-detached family home situated within the desirable village of Ingham. Boasting modern ample driveway parking, rear garden, detached garage and local access to a range of village amenities.





Situated within the sought after village of Ingham is this spacious and modern three bedroom semi-detached family home, enjoying local access to a range of village amenities including shops, a public house and a village hall as well as transport links and schooling. The property in brief comprises: entrance porch, cloakroom wc, fitted kitchen/diner, living room, sun room, two double bedrooms, a single bedroom and a family bathroom. Outside, this property benefits from a driveway to the front providing off road parking for several cars, gated side access to the rear garden and access to the detached garage. To the rear is a fully fence panel enclosed low maintenance garden. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Porch

Cloakroom Wc

Lounge

Kitchen / Diner

Sun Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Detached Garage

Outside







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welcome to

The Avenue, Ingham LINCOLN

- SPACIOUS & WELL PRESENTED SEMI-DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM & CLOAKROOM WC
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124238 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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