



24 Saxon Way
Ingham, Lincoln. LN1 2FP



24 Saxon Way, Ingham



Simply Stunning, Detached Family Home in the lovely historic village of Ingham, with strong links to World War II having once had three runways. Lincoln lies roughly eight miles to the south of the village but there are also excellent road links north, links via the A15 which is nearby. The community is well served by a Doctor's Practice, Ingham Village Mini-Market, two Pubs, Church and Primary School.

Standing proud on a corner plot with gardens enclosed partly by walled borders, the house has been lovingly updated to boast a Stunning Kitchen/Family Room (having once been two separate rooms. The kitchen is a delight for any chef and home baker using the Neff appliances, it's ideal for anyone who loves to rustle up dinners etc for the family or entertain when friends visit. There is a great flow to the dining room/garden room which opens-up and creates a great space. In addition to this, there are two further separate Receptions Rooms which over the years, one has been used as a Study or Family Room.



There is a Utility Room which leads to the garden, ideal if you have been out walking, of which there are plenty around the village. Upstairs there are Four Bedrooms, En-Suite to the Main Bedroom and a Bathroom. Outside the theme for entertaining friends or family continues with a large cabin, currently housing a bar and there is a covered seating area, so whether entertaining or just chilling, this is a great spot to relax and unwind.



ACCOMMODATION

Reception Hall having composite entrance door with double glazed 'deco' style glazed feature insert, stairs to first floor with built in under stairs cupboard, coving and radiator.

Cloakroom with double glazed window to the front aspect; low level WC, wash hand basin and radiator.

Sitting Room having double glazed square bay window to the front plus two double glazed windows to the side providing a good degree of natural light; coving and double radiator.

Re-Fitted Kitchen having two double glazed windows to the rear; a comprehensive range of 'cream wood grain' effect units including a large dresser unit, contrasting Minerva work surface. Built-in fridge and Freezer, Neff '5 Zone' hob with funky glass extractor hood, two Neff ovens and warming drawers; black vertical radiator.

Dining Room/Garden Room with double glazed windows to the side and rear double glazed, double doors to garden and radiator.

Family Room with double glazed window to the front aspect; radiator.

Utility Room with a range of matching larder and base units, matching work surfaces with space for washing machine and additional domestic appliance. Door to garden.

First Floor

Landing having built in airing cupboard housing foam lagged hot water cylinder, access to loft space and radiator. White panel effect doors to first floor accommodation.

Master Bedroom having double glazed window to the front aspect; large, double sliding fronted wardrobes, coving and radiator. Door to:

En-Suite Shower Room having double glazed window to the front aspect; white suite comprising corner shower enclosure, low level WC and 'trough' style sink with tiled splash backs.

Bedroom 2 with double glazed window to rear aspect; two double and one single fitted wardrobes and radiator.



Bedroom 3 with double glazed window to the front aspect; one double and one single fitted wardrobe and radiator.

Bedroom 4 with double glazed window to rear aspect; one double and one single fitted wardrobe and radiator.

Bathroom having double glazed window to rear aspect; comprising white suite of 'P' shaped bath with shower and screen over, pedestal wash basin, low level WC and heated towel rail.

OUTSIDE

The garden to the frontage has been predominantly laid to lawn, the driveway provides parking for two cars and access to **Single Garage** with electric roller shutter door, light and power points.

The rear garden has block paved footpaths with paved patio, area of lawn with raised borders. There is a large cabin currently used as a bar with covered seating area.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

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.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

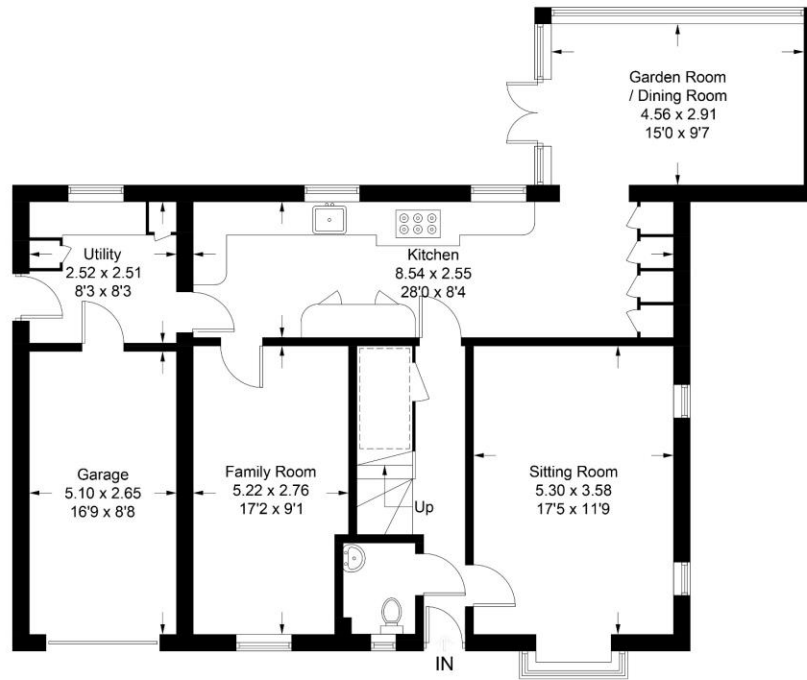
Brochure revised 12.6.2024



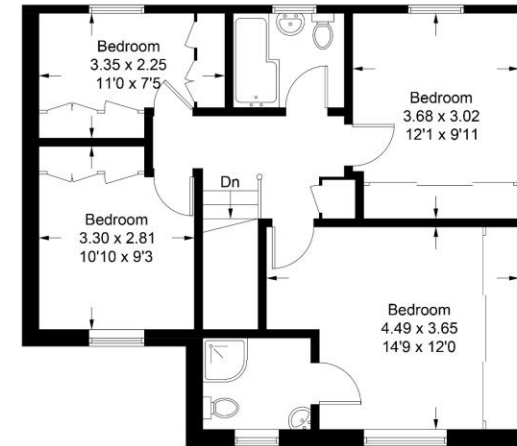


24 Saxon Way

Approximate Gross Internal Area
Ground Floor = 82.2 sq m / 885 sq ft
First Floor = 59.6 sq m / 641 sq ft
Utility / Garage = 20.8 sq m / 224 sq ft
Total = 162.6 sq m / 1750 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

