



17 The Green
Ingham, Lincoln, Lincolnshire, LN1 2XT

Offers Over
£260,000

3 Bedroom Detached House

- Freehold
- Detached cottage
- Three bedrooms
- Lounge, Separate Dining Room
- Excellent position
- Highly sought after village location
- Unique opportunity
- Mature gardens to the front and rear
- EPC Rating - E, Council Tax Band -C

[Click here to access the Energy Performance Certificate for 17 The Green, Ingham, Lincoln, Lincolnshire, LN1 2XT](#)



Overview

Rose Cottage is situated in one of the most enviable positions on the village green, Ingham. Built in Lincolnshire limestone and originally two dwellings, it retains several period features throughout including exposed beams in the living room, hallway and bedrooms, and original internal latch doors.

Within the Conservation area and standing back from the road, the cottage has generous established gardens, tended by the same owners for fifty years with the front garden taking in views of the trees planted on The Green to commemorate the coronation of King George VI in 1937. The cottage contributes to the architectural heritage of a village known for its limestone and red brick buildings and now offers an opportunity for someone else to make it their own.

The internal accommodation is well arranged and offers a welcoming lounge, separate dining room, kitchen and a ground-floor bathroom. The cottage retains a wealth of period charm, with many original features that add warmth and individuality to the home.



Upstairs, one set of stairs leads to two well proportioned bedrooms, whilst a separate set leads to a generously sized main bedroom, adding excellent independence and privacy.

Externally, the property is equally impressive. Set behind an attractive frontage overlooking The Green, the cottage enjoys beautifully mature front and rear gardens that provide a wonderful backdrop to the home. Generous lawned areas combine with well-stocked borders to provide colour and interest throughout the year, making this a fantastic outdoor space for keen gardeners and families alike.

Ingham lies 8 miles to the north of the Cathedral and University City of Lincoln on the B1398, which runs parallel to the main A15 and offers excellent local amenities including a village shop, doctor's surgery, a primary school situated on The Green and both The Inn On The Green and The Black Horse pubs. There is a tennis court, bowling green and a dedicated children's play area. The village has a great sense of community and is close enough to Lincoln and transport routes beyond for commuting to work and travel.







The Green, Ingham, Lincoln, LN1

Approximate Area = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1480380



Location



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