



High Street  
Willingham By Stow

MOUNT & MINSTER

# High Street

## Willingham By Stow

- First Floor Apartment
- Lounge; Kitchen
- One Bedroom
- Shared Courtyard
- Two Car Parking Spaces
- No Onward Chain
- Grade II Listed

### INTRODUCTION

This Grade II listed first floor apartment comprises: Lounge, Kitchen, Bedroom, Bathroom and Utility Room. Outside there is a shared courtyard and gravelled driveway which offers two parking spaces.

### LOCATION

The attractive village of Willingham by Stow is conveniently located a mere 10 miles north west of the Cathedral City of Lincoln, and 6 miles south east of Gainsborough. Neighbouring villages include Kexby, Stow, Sturton by Stow and Marton.

### ACCOMMODATION

#### Entrance Hall

Original quarry tiled flooring, pendant ceiling light fitting, smoke alarm, wooden single glazed window to rear, wooden stairs leading to apartment.

#### Hallway

Carpet, fitted unit and shelving, ceiling light.

#### Lounge

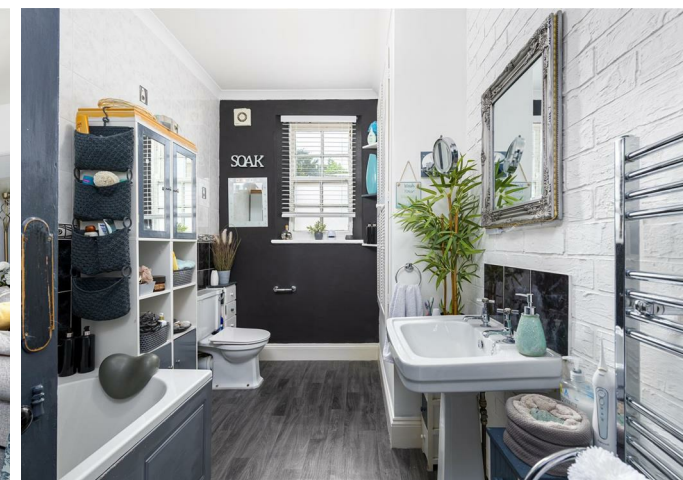
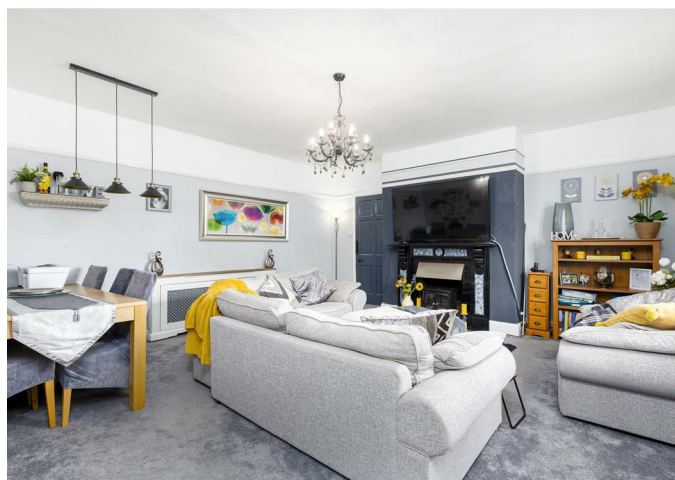
Carpet, two ceiling lights, wooden single glazed window to rear, feature fireplace with tiled surround and wooden mantle over, picture rails, radiator.

#### Kitchen

Lino flooring, radiator, fitted shelves, range of wall and base units, granite worktop, ceiling light, integrated fridge and freezer, space and plumbing for dishwasher, integrated Diplomat oven and grill, induction hob, wooden single glazed window.

#### Bedroom

Carpet, wardrobes and shelving unit, fitted shelves and hanging rails, decorative cast iron fireplace with wooden surround, wooden single glazed window to rear, exposed timber beams, wall mounted shelves, radiator.





### **Bathroom**

Three piece suite comprising of: low level WC, pedestal wash hand basin and bath with shower over. Wooden single glazed window to side aspect, storage cupboard with shelving, heated towel rail, access to loft hatch, lino flooring, tiled splashbacks, extractor fan, tiled wall, ceiling light.

### **Utility Room**

Worcester boiler, space and plumbing for washing machine, laminate work top, fitted shelving and hanging rails, window to rear, lino flooring.

### **Outside**

There is a shared courtyard garden and a shared gravel driveway with two car parking spaces.

### **SERVICES**

Oil central heating, mains drainage and electricity.

### **METHOD OF SALE**

The property is offered for sale by private treaty.

### **TENURE**

This apartment is leasehold with 150 years remaining with a 50% share of the freehold. The property can be purchased with vacant possession or can be sold with a sitting tenant. The property is currently achieving £595.00 pcm.

### **COUNCIL TAX BAND**

Council Tax Band: A  
West Lindsey District Council

### **ENERGY PERFORMANCE CERTIFICATE**

Rating: E

### **VIEWINGS**

By prior appointment with the Sole Agents: 01522 716204

### **PARTICULARS**

Drafted following clients' instructions of September 2025  
Photo's are from June 2022.

### **ADDITIONAL INFORMATION**

For additional information, please contact Ellen Norris at Mount & Minster:

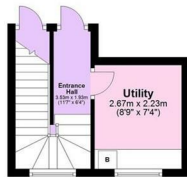
T: 01522 716204

E: [ellen@mountandminster.co.uk](mailto:ellen@mountandminster.co.uk)

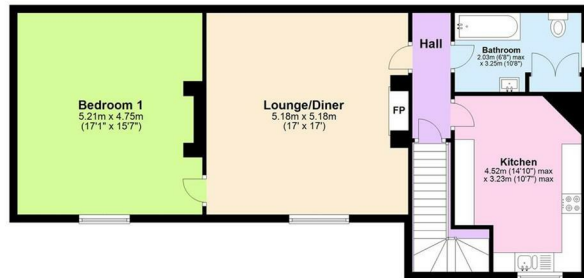




**Ground Floor**  
Approx. 13.0 sq. metres (140.4 sq. feet)

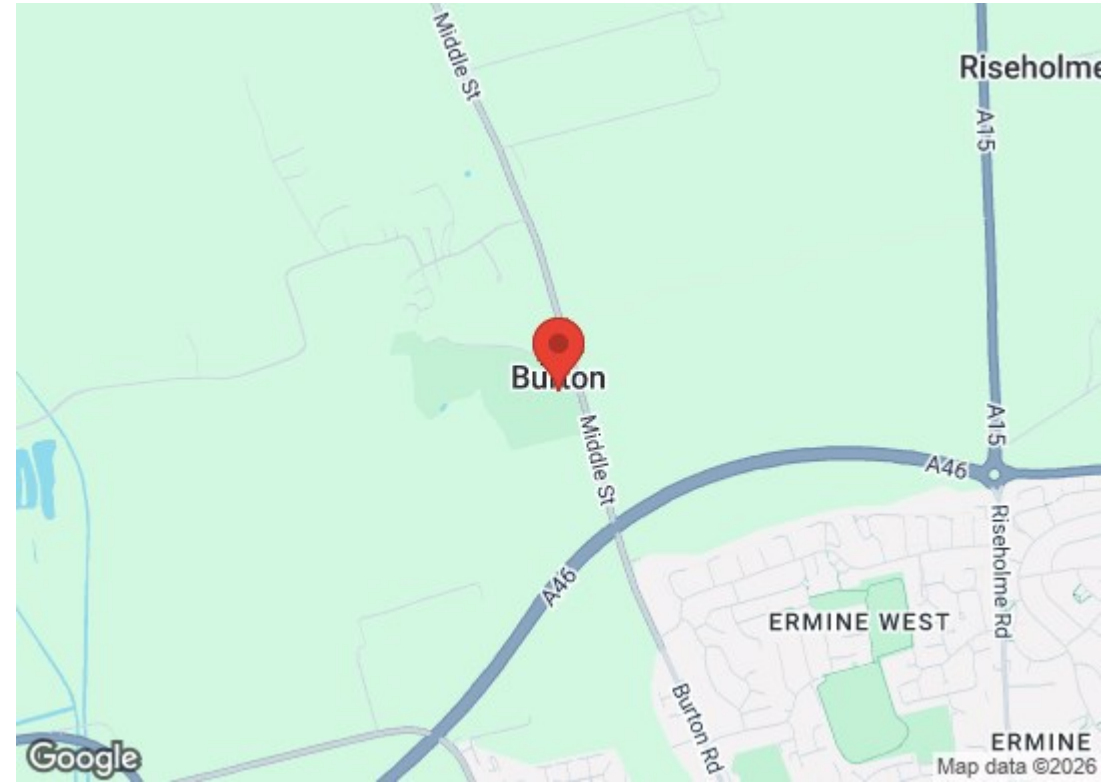


**First Floor**  
Approx. 81.4 sq. metres (875.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)  
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.

Apartment 2, High Street, Willingham by Stow



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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