



High Street  
Willingham By Stow

MOUNT & MINSTER

# High Street

## Willingham By Stow

- No onward chain
- Three car parking spaces
- Shared Courtyard
- Two bedrooms
- Grade II Listed Maisonette
- Kitchen/Diner
- Lounge
- Bathroom

### INTRODUCTION

This spacious Grade II Listed, maisonette is being offered with no onward chain and briefly comprises Kitchen/Diner, Lounge, Bathroom and Two bedrooms. There is also a large Cellar/ storage area in the communal area for the benefit of this apartment only.

Outside there is a shared courtyard and gravelled driveway which offers three 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

#### Kitchen/Diner

Tiled flooring, radiator, windows x 3, range of wall and base units, roll top work surfaces over, tiled splashbacks, integrated oven and hob, stainless steel sink and drainer, space and plumbing for dishwasher, washing machine.





### **Lounge**

Carpet, radiator, windows x 2, brick fireplace with surround and tiled hearth, ceiling light

### **Bedroom one**

Carpet, ceiling light, window, ornamental fireplace.

### **Bedroom two**

Carpet, ceiling light, window, ornamental fireplace.

### **Bathroom**

Full tiled, extractor, radiator, pedestal wash hand basin, bath with mains shower over, low level WC.

### **OUTSIDE**

There is a shared courtyard garden and a shared gravel driveway with parking for 3 cars situated to the front of Willingham house next to groom's cottage garage. Accessed through gate with pedestrian right of way for apartments only.

### **SERVICES**

Gas 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.

### **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

### **ADDITIONAL INFORMATION**

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

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**Ground Floor**  
Approx. 21.9 sq. metres (235.4 sq. feet)



**First Floor**  
Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)  
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Apartment 3, 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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