



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
- EPC: Exempt

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

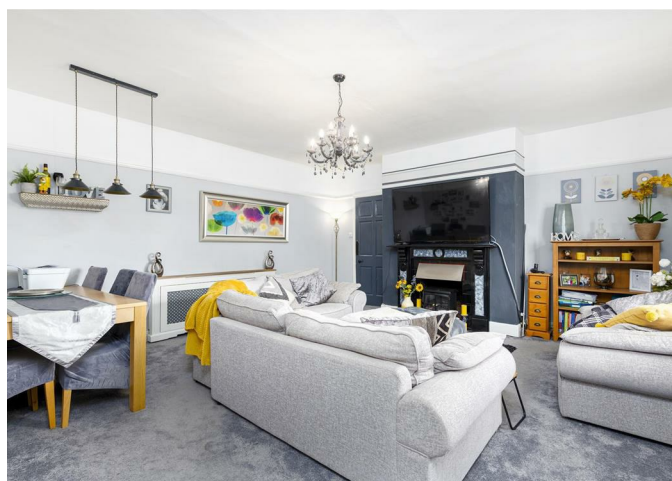
Carpet, two ceiling lights, wooden single glazed window to rear, feature fireplace with tiled surround and wooden mantle over, picture rails, radiator.

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:

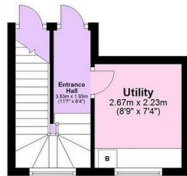
T: 01522 716204

E: ellen@mountandminster.co.uk

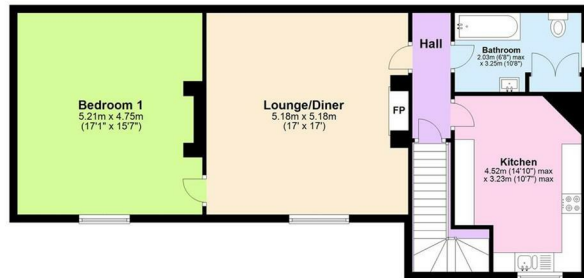




Ground Floor
Approx. 13.0 sq. metres (140.4 sq. feet)



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln, Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

