



**27a Grange Lane, Willingham By Stow,  
Gainsborough, DN21 5LB**



**Book a Viewing!**

**£385,000**

A rare opportunity to acquire a spacious and immaculately presented detached family home in the heart of the rural village of Willingham by Stow, conveniently situated between Lincoln and Gainsborough. The accommodation on offer comprises of a welcoming spacious Hallway, Lounge, Open Plan Kitchen Diner, Utility Room, Conservatory, Study, Ground Floor Bedroom, Shower Room and a First Floor Landing leading to three further Bedrooms, Master with En-suite, and luxury Family Bathroom. Outside there is a driveway providing off road parking for multiple vehicles, a single garage and wraparound gardens. Viewing is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Willingham By Stow is located approximately 6 miles south of the Market Town of Gainsborough and 12 miles north of the historic Cathedral City of Lincoln. There is a local village Church and village Hall. The village also offers two public houses and a regular bus service to Lincoln and Gainsborough.





## ACCOMMODATION

### HALL

13' 2" x 10' 8" (4.03m x 3.26m) A welcoming and spacious hallway with staircase to the first floor, double glazed window to the front aspect, understairs storage cupboard, wooden flooring and radiator.

### LOUNGE

19' 7" x 13' 0" (5.97m x 3.97m) With double glazed windows to the front and rear aspects, double glazed bay window to the side aspect, log burner, wooden flooring and two radiators.

### OPEN PLAN KITCHEN/DINER

23' 5" (max)" x 13' 4" (max)" (7.14m x 4.06m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl framed sink with side drainer and mixer tap over, spaces for Range cooker and fridge freezer, tiled splashbacks, spotlights, tall radiator and two double glazed windows to the side aspects.

### UTILITY ROOM

11' 11" x 6' 2" (3.65m x 1.88m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, spaces for washing machine and tumble dryer, gas fired central heating boiler, double glazed window to the side aspect and door to the rear garden.

### CONSERVATORY

10' 9" x 10' 5" (3.28m x 3.19m) With double glazed French doors to the garden, tiled flooring, spotlights and radiator.

### STUDY

8' 5" x 6' 11" (2.58m x 2.11m) With double glazed window to the rear aspect, storage cupboard, wood effect flooring and radiator.

### GROUND FLOOR BEDROOM 4

12' 11" x 9' 8" (3.95m x 2.97m) With double glazed window to the side aspect and radiator.

### SHOWER ROOM

5' 11" x 5' 8" (1.82m x 1.75m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, towel radiator and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With Velux window and loft access point.

### BEDROOM 1

19' 6" x 14' 6" (5.95m x 4.42m) With a range of fitted wardrobes, double glazed window to the side aspect and radiator.







### EN-SUITE SHOWER ROOM

7' 6" x 7' 0" (2.30m x 2.15m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, radiator and Velux window.

### BEDROOM 2

19' 6" x 12' 9 (max)" (5.96m x 3.89m) With double glazed window to the side aspect, Velux window and radiator.

### BEDROOM 3

9' 4" x 7' 10" (2.85m x 2.39m) With double glazed window to the front aspect and radiator.

### LUXURY BATHROOM

7' 6" x 7' 5" (2.30m x 2.28m) Fitted with a luxurious three piece suite comprising of freestanding roll top bath, close coupled WC and pedestal wash hand basin, tiled walls, radiator and Velux window.

### OUTSIDE

The property has wraparound gardens with lawned areas, patio and decked seating areas, shed, summer house, flowerbeds and mature shrubs. There is a driveway providing off street parking for multiple vehicles and giving access to the garage.

### GARAGE

19' 8" x 9' 10" (6.00m x 3.00m) With up and over door to the front aspect, personal door to the rear aspect, light and power.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mun dys.net](http://mun dys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 203.3 sq. metres (2188.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



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**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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