



21 Grange Lane

Willingham By Stow, Gainsborough, DN21 5LB



Book a Viewing!

£230,000

A two bedroom detached bungalow, situated on a generous non estate plot within the pleasant village of Willingham by Stow. The property is in some need of modernisation and has spacious accommodation comprising of Porch, Hall, Lounge/Dining Room, Kitchen, two double Bedrooms, Bathroom and separate WC. Outside the bungalow sits on a plot of approximately 0.3 acres (sts) with driveway and single garage. Viewing of this property is essential to appreciate the potential on offer. NO CHAIN



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.





PORCH

With tiled flooring.

HALL

With storage cupboard, loft access point and radiator.

LOUNGE/DINING ROOM

23' 11" x 11' 10" (7.29m x 3.63m) With double glazed French doors to the side aspect, two double glazed windows to the side and rear aspects, open fireplace and radiator.

KITCHEN

15' 4" x 10' 7" (4.69m x 3.23m) Fitted with a range of wall and base units with work surfaces over, spaces for cooker, washing machine and fridge freezer, sink with side drainer and hot and cold taps, radiator, door to the garden and double glazed windows to the side and rear aspects.

BEDROOM 1

12' 2" x 11' 11" (3.73m x 3.65m) With double glazed windows to the front and side aspects and radiator.

BEDROOM 2

12' 6" x 10' 7" (3.82m x 3.23m) With double glazed windows to the front and side aspects, double wardrobe and radiator.

BATHROOM

With panelled bath with shower over and pedestal wash hand basin, airing cupboard, tiled walls, radiator and double glazed window to the side aspect.

SEPARATE WC

With close coupled WC, wall mounted wash hand basin, tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on mature grounds of approximately 0.3 acres (sts) with gardens to the front and rear. There is a driveway providing off street parking and a single detached garage with up and over door to the front aspect.



WEBSITE

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SELLING YOUR HOME - HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION - WHO WE MAY REFER OUT TO

Sin & Bettendorge, Ringrose Law LLP, Burton and Co, Bridge & Ireland, Dale & Co, Bird & Co, 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 purchase from them.

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

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

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BUYING YOUR HOME

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you 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

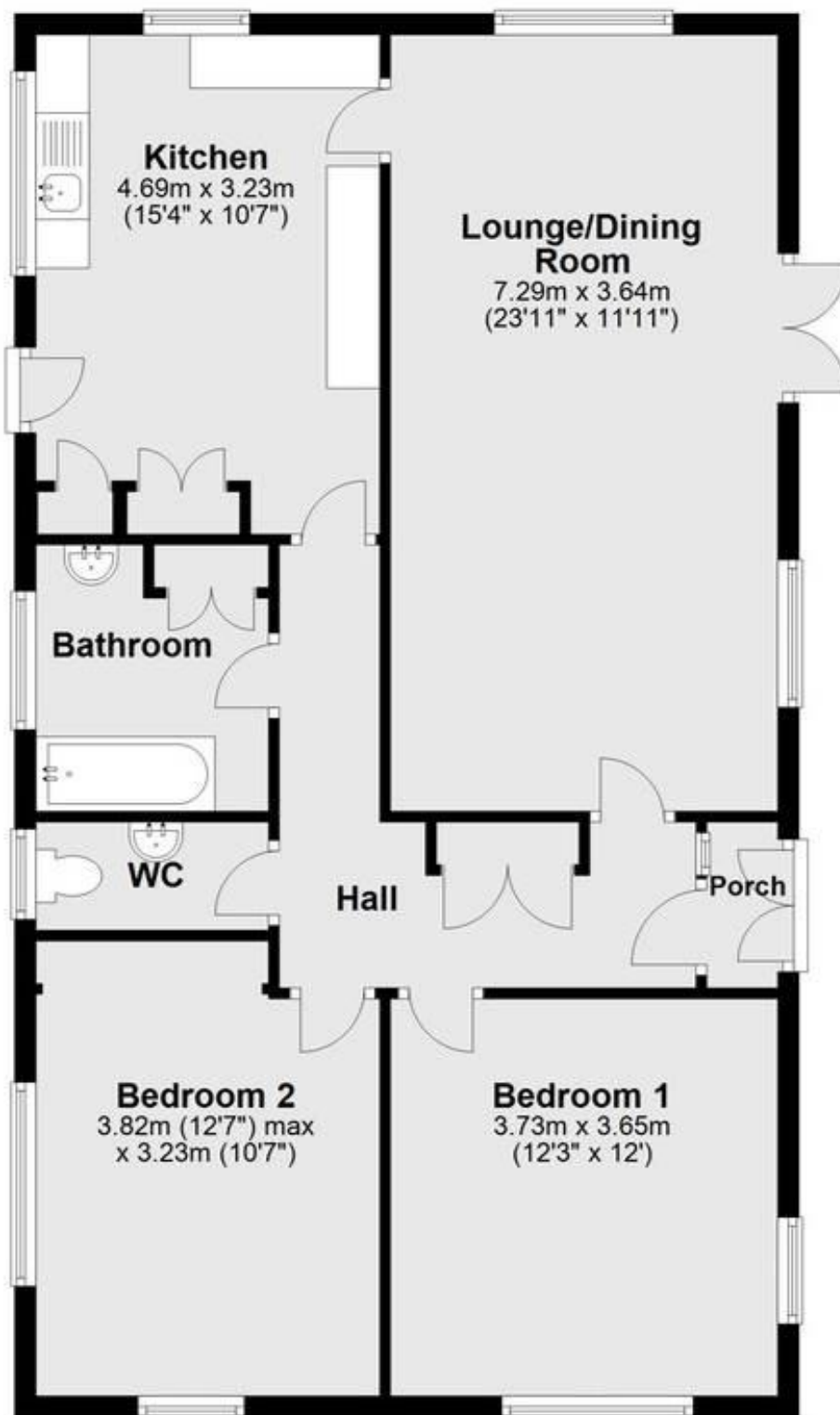
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Ground Floor

Approx. 89.2 sq. metres (959.7 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

