



9 Willingham Road
Fillingham, DN21 5BN



Book a Viewing!

£269,000

Situated in the picturesque rural village of Fillingham, nestled in the heart of the Lincolnshire countryside, this beautiful Three Bedroom Stone Built Cottage offers well presented and characterful accommodation throughout. The accommodation internally comprises of Porch, Entrance Hall, Lounge, modern Kitchen/Diner, Utility Room, and ground floor Shower Room. To the First Floor, there are three well appointed Bedrooms. Outside, the property benefits from a generous garden, an area of off street parking, and a superb position on the edge of the village with open field views. Early viewing is highly recommended. 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

Fillingham is a picturesque village set in the heart of the Lincolnshire countryside, offering peaceful rural living just a short drive from Lincoln and Gainsborough. Known for its charming stone cottages, scenic lake, and open countryside views, the village combines historic character with a welcoming community feel. Nearby villages provide local amenities and schools, while Lincoln's shops, restaurants and attractions are within easy reach-making Fillingham the ideal balance of country charm and modern convenience.



PORCH

With two double glazed windows to the side aspects.

HALL

With staircase to the first floor, storage cupboard and radiator.

LOUNGE

13' 9" x 13' 2" (4.21m x 4.02m) With log burner set within a feature fireplace, double glazed window to the front aspect and radiator.

KITCHEN/DINER

14' 7" x 9' 7" (4.45m x 2.94m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan, spaces for fridge and washing machine, cupboard housing the wall mounted gas fired central heating boiler, tiled splashbacks, breakfast bar, radiator and double glazed window to the front aspect.



UTILITY ROOM

Fitted with base units to complement the kitchen with work surfaces over, plumbing for washing machine and double glazed window to the rear aspect.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM 1

14' 9" x 12' 6" (4.50m x 3.83m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 9" x 7' 8" (3.60m x 2.35m) With double glazed window to the front aspect, double wardrobe and radiator.

BEDROOM 3

11' 8" x 5' 0 (max)" (3.57m x 1.52m) With double glazed window to the side aspect and radiator.



OUTSIDE

The property has a generous garden laid mainly to lawn and an area for off street parking.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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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

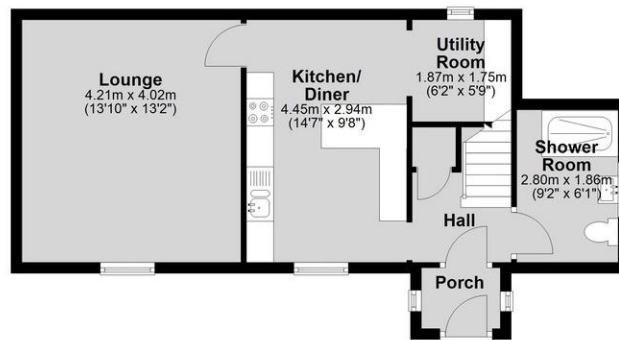
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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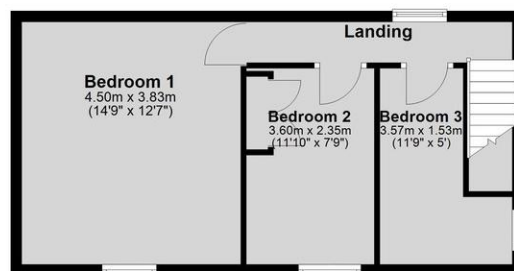
Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



Total area: approx. 85.5 sq. metres (919.8 sq. feet)

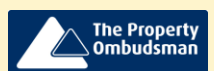
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LN8 3EH
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22 King Street
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01636 700888

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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