



9 Willingham Road

Fillingham, DN21 5BN

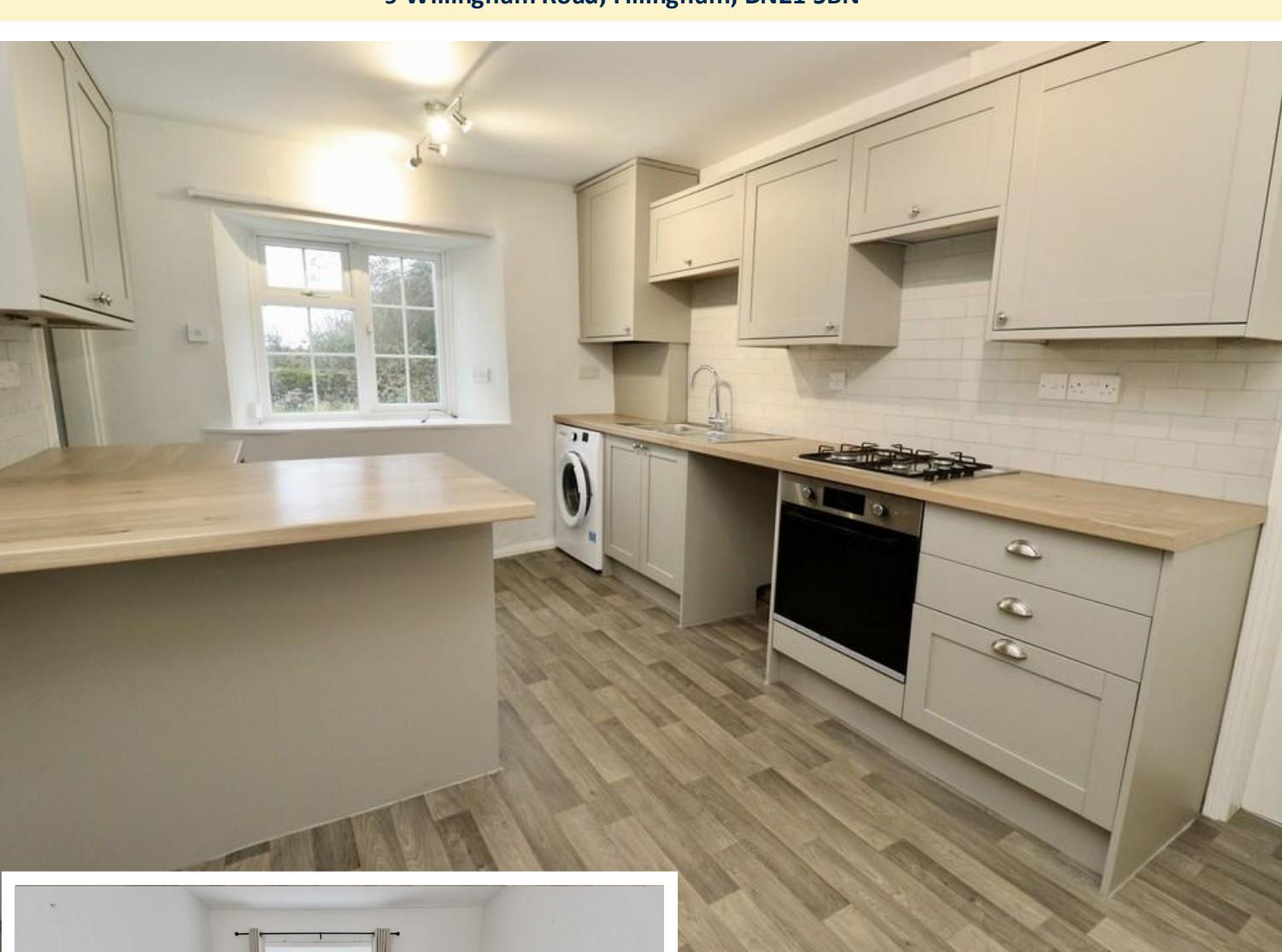


Book a Viewing!

£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 2.94 m) 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 2.35 m) 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

Our detailed web site 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 mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

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.

CWHL, J Walter and Callum Lyman 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.

Claverings 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.

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 roughly 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.

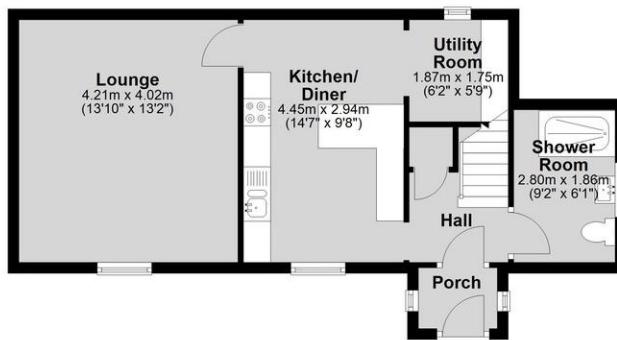
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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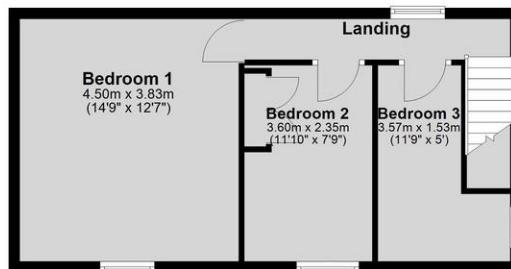
Ground Floor

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)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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 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.