



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



**welcome to**

**Grange Lane, Willingham By Stow Gainsborough**

This spacious detached family home boasts a desirable village location, four double bedrooms with en suite to the master, multiple reception rooms, ample off road parking, a detached garage and local access to a range of amenities.



### Entrance Porch

Access via double glazed front door and door leading to entrance hall.

### Entrance Hall

Stairs rising to first floor.

### Lounge

14' 7" x 18' 1" ( 4.45m x 5.51m )

Doors to conservatory, multi-fuel burner and radiator to wall.

### Dining Room

12' x 12' ( 3.66m x 3.66m )

Double glazed window to front, multi-fuel burner and radiator to wall.

### Kitchen

18' x 9' 11" ( 5.49m x 3.02m )

Double glazed window to front and side, kitchen comprising a range of floor and wall based cupboards, double electric oven, gas hob with extractor fan, integral dish washer, integral fridge/freezer, understairs cupboard and radiator to wall.

### Conservatory

14' 7" x 10' 1" ( 4.45m x 3.07m )

Fully double glazed conservatory, patio doors to side.

### Utility Room

6' 11" x 5' 2" ( 2.11m x 1.57m )

Double glazed window to rear, range of floor and wall based cupboards, plumbing for washing machine and tumble dryer.

### Ground Floor Shower Room

Double glazed window to rear, shower cubicle, wc, wash hand basin, extractor fan and radiator to wall.

### Landing

Stairs rising from entrance hall, doors to all first floor rooms as well as providing loft access.

### Bedroom One

12' 1" x 13' 7" ( 3.68m x 4.14m )

Double glazed window to front, wardrobes, radiator to wall, door opening out to balcony and door into en-suite.

### Balcony

Balcony overlooking the garden and village.

### En-Suite

WC, wash hand basin, shower cubicle, extractor fan and radiator to wall.

### Bedroom Two

14' 6" x 11' 2" ( 4.42m x 3.40m )

Double glazed window to side and radiator to wall.

### Bedroom Three

12' 1" x 9' 9" ( 3.68m x 2.97m )

Double glazed window to front and radiator to wall.

### Bedroom Four

15' 1" x 10' ( 4.60m x 3.05m )

Ground floor bedroom comprising double glazed window to front, radiator to wall and small kitchenette.

### Family Bathroom

Double glazed window to side, shower cubicle, wash hand basin, panelled bath, extractor fan and radiator to wall.

### Front Garden

Block paved driveway for several cars, access to the garage. The front garden mainly comprises of artificial grass.

### Rear Garden

Lawned area with patio for outdoor dining.

### Garage

22' 2" x 11' 1" ( 6.76m x 3.38m )

Electric door, power, lighting and personnel door.



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welcome to

## Grange Lane, Willingham By Stow Gainsborough

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & SHOWER ROOM
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- GENEROUS GARDENS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR119789 - 0004

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