



TASTE
HOME
DINNER
SPICY
FOOD
EAT
KITCHEN
COOK
COCKTAIL
BON APPETITE
ROAST
BREAKFAST
MEAT
DRINK
WINE

High Street
Willingham By Stow

MOUNT & MINSTER

High Street

Willingham By Stow

- No onward chain
- Three car parking spaces
- Shared Courtyard
- Two bedrooms
- Grade II Listed Maisonette
- Kitchen/Diner
- Lounge
- Bathroom
- Share of Freehold Included

INTRODUCTION

This spacious Grade II Listed, maisonette is being offered with no onward chain and briefly comprises Kitchen/Diner, Lounge, Bathroom and Two bedrooms. There is also a large Cellar/ storage area in the communal area for the benefit of this apartment only.

Outside there is a shared courtyard and gravelled driveway which offers three parking spaces.

LOCATION

The attractive village of Willingham by Stow is conveniently located a mere 10 miles north west of the Cathedral City of Lincoln, and 6 miles south east of Gainsborough. Neighbouring villages include Kexby, Stow, Sturton by Stow and Marton.

ACCOMMODATION

Kitchen/Diner

Tiled flooring, radiator, windows x 3, range of wall and base units, roll top work surfaces over, tiled splashbacks, integrated oven and hob, stainless steel sink and drainer, space and plumbing for dishwasher, washing machine.





Lounge

Carpet, radiator, windows x 2, brick fireplace with surround and tiled hearth, ceiling light

Bedroom one

Carpet, ceiling light, window, ornamental fireplace.

Bedroom two

Carpet, ceiling light, window, ornamental fireplace.

Bathroom

Full tiled, extractor, radiator, pedestal wash hand basin, bath with mains shower over, low level WC.

OUTSIDE

There is a shared courtyard garden and a shared gravel driveway with parking for 3 cars situated to the front of Willingham house next to groom's cottage garage. Accessed through gate with pedestrian right of way for apartments only.

SERVICES

Gas central heating, mains drainage and electricity.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

This apartment is leasehold with 150 years remaining with a 50% share of the freehold.

COUNCIL TAX BAND

Council Tax Band: A
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VIEWINGS

By prior appointment with the Sole Agents: 01522 716204

PARTICULARS

Drafted following clients' instructions of September 2025

ADDITIONAL INFORMATION

For additional information, please contact Ellen Norris at Mount & Minster:

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Ground Floor
Approx. 21.9 sq. metres (235.4 sq. feet)



First Floor
Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Apartment 3, Willingham By Stow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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