

Grange Lane,Willingham By Stow Gainsborough DN21 5LB

william h brown

welcome to

Grange Lane, Willingham By Stow Gainsborough

This spacious semi-detached family home boasts a desirable village location, five bedrooms, several reception rooms, ample off road parking, a detached multiple use outbuilding and local access to a range of amenities.





Situated within the heart of Willingham By Stow is this spacious five bedroom semi-detached family home, enjoying local access to village amenities such as a public house, a village hall and a doctors surgery. The ground floor accommodation briefly comprises: family/reception room, bathroom, conservatory, living room, utility, dining room and kitchen. To the first floor is the master bedroom and a further four bedrooms and a family bathroom. Outside, this property benefits from a driveway to the side of the property, detached outbuilding for multiple uses and an enclosed rear garden with a pond, shed and a patio area ideal for seating.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Family/Reception Room

Bathroom

Conservatory

Living Room

Utility

Dining Room

Kitchen

Landing

Main Bedroom

Bedroom Two

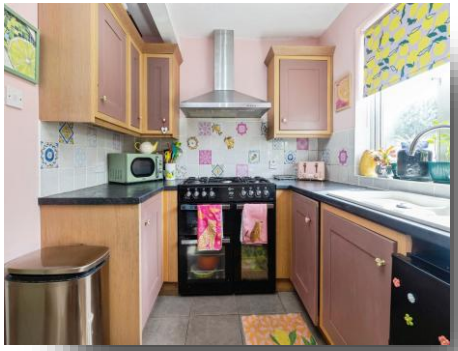
Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

Outside Building







welcome to

Grange Lane, Willingham By Stow
Gainsborough

- FIVE BEDROOM SEMI-DETACHED HOME
- FOUR RECEPTION ROOMS
- REAR GARDEN WITH MULTIPLE USE OUTBUILDING
- DRIVEWAY
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124629 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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