High Street

Willingham By Stow

MOUNT & MINSTER

High Street

Willingham By Stow

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

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 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 Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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

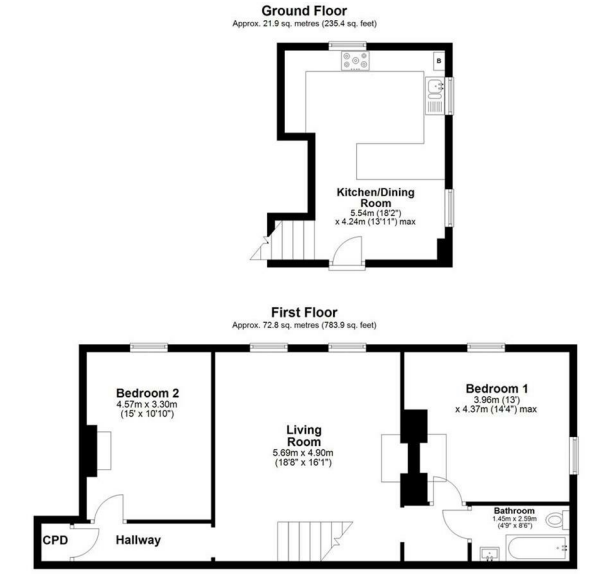
ENERGY PERFORMANCE CERTIFICATE
Rating: E

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:
T: 01522 716204
E: ellen@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

MOUNT & MINSTER