



3 The Orchard, Marton Road

Willingham By Stow, Gainsborough, DN21 5JU



Book a Viewing!

£300,000

Development Opportunity! An increasingly rare opportunity to acquire a partially constructed detached residence positioned within a private cul-de-sac development of just three homes. The property is currently built to first floor level with roof timbers in place and is designed to extend to approximately 296m² / 3,186 sq ft excluding the detached triple garage. The proposed accommodation includes Entrance Hall, Lounge, Study, Dining Room, Kitchen opening into a Morning Room, Utility Room, Ground Floor WC, Five Bedrooms, Family Bathroom and Two En-suites. Occupying a generous non-estate plot between Lincoln and Gainsborough, the property also benefits from a detached triple garage with potential for additional accommodation above (subject to consents). Additional roof materials including timbers, felt and roof tiles are available by separate negotiation.



The Orchard, Marton Road, Willingham By Stow, Gainsborough, DN21 5JU

An opportunity to acquire a partially constructed detached residence positioned within a private cul-de-sac development of just three homes in the village of Willingham by Stow, conveniently located between Lincoln and Gainsborough.

The property currently stands constructed to first floor level with the roof timbers in place, providing purchasers with an exciting opportunity to complete and personalise a substantial family home extending to approximately 296m² / 3,186 sq ft (excluding the triple garage), subject to any necessary approvals or amendments.

The current owner has advised that additional materials relating to the roof construction, including timbers, felt and roof tiles, are available by separate negotiation.

Once completed, the property is designed to offer spacious and versatile accommodation comprising entrance hall, lounge, study, dining room, kitchen opening into a morning room, utility room and ground floor WC. To the first floor the proposed layout includes five bedrooms, family bathroom and two en-suite shower rooms.

Outside, the property occupies a generous plot within this quiet non-estate setting and also benefits from a detached triple garage building with potential for additional accommodation, home office space or studio above, subject to any necessary consents.

The property represents an excellent opportunity for developers, builders or self-build purchasers seeking to create an individual family home within a desirable village location. Purchasers are advised to satisfy themselves regarding all planning permissions, building regulations and specifications relating to the development.



Ground Floor



First Floor

LOCATION

Willingham By Stow is located approximately 6 miles south of the Market Town of Gainsborough and 12 miles north of the historic Cathedral City of Lincoln. There is a local village Church and village Hall. The village also offers a public house and a regular bus service to Lincoln and Gainsborough.

KEY FACTS FOR BUYERS

SERVICES - Mains electricity, water, drainage and gas are connected to the property.

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website 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

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<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 thoroughly 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 general outlines 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 whatsoever 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 herein as not verified.

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