



**The Rectory House, 2a Stow Road,
Willingham By Stow, DN21 5LD**



Book a Viewing!

£525,000

A rare opportunity to acquire a stunning Grade II Listed Period Home, privately tucked away within grounds of approximately 0.89 acres (STS). This impressive property offers generous and versatile living accommodation, beginning with a welcoming Entrance Porch and Hall. The grand Lounge features an Open Fireplace and a beautiful Bay Window overlooking the gardens, while the Conservatory provides additional space to relax and enjoy the surroundings. A formal Dining Room with dual aspect Bay Windows, a separate Sitting Room and a spacious Kitchen/Breakfast Room further enhance the Ground Floor. Additional practical spaces include a Pantry, Utility Room and Cloakroom/WC. Upstairs, the First Floor Landing leads to Four well proportioned Double Bedrooms, including a Principal Bedroom with En-suite Bathroom alongside a Family Shower Room. Externally, the property truly excels.



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SERVICES

All mains services available. Oil central heating.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



ACCOMODATION

LOUNGE

22' 0" x 13' 11" (6.73m x 4.25m) With sash bay window with window seat overlooking the gardens, open fireplace and two radiators.

DINING ROOM

14' 9" x 14' 0" (4.50m x 4.27m) With sash bay windows to the front and side aspects, wood flooring and radiator.

SITTING ROOM

14' 1" x 11' 5" (4.30m x 3.49m) With bay window with door to the front aspect and radiator.



CLOAKROOM/WC

With close coupled WC, wash hand basin and wood flooring.

CONSERVATORY

18' 0" x 10' 10" (5.50m x 3.31m) With double glazed French doors to the rear garden and tiled flooring.

KITCHEN/BREAKFAST ROOM

17' 3" x 16' 11" (5.28m x 5.17m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, electric hob, space for dishwasher and fridge freezer, radiator, two windows to the rear aspect and door to the garden.



PANTRY

7' 11" x 5' 1" (2.42m x 1.55m) With storage shelving.

UTILITY ROOM

17' 5" x 9' 6" (5.31m x 2.92m) With a range of base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, storage shelving, tiled splashbacks, oil fired central heating boiler and access to an additional storage room.

FIRST FLOOR LANDING

With two large storage cupboards, sash window to the front aspect and radiator.



BEDROOM 1

22' 0" x 13' 9" (6.72m x 4.20m) With a range of fitted wardrobes, sash bay window overlooking the garden, sash window to the rear aspect and radiator.

EN-SUITE BATHROOM

10' 9" x 8' 11" (3.30m x 2.73m) Fitted with a three piece suite comprising of corner bath, close coupled WC and wash hand basin, radiator and window to the rear aspect.



BEDROOM 2
15' 8" x 14' 5" (4.80m x 4.40m) With sash bay window overlooking the garden, sash window to the front aspect and radiator.

BEDROOM 3
16' 10" x 15' 8" (5.14m x 4.80m) With storage cupboard, sash window to the front aspect, wash hand basin and radiator.

BEDROOM 4
17' 4" x 9' 8" (5.29m x 2.96m) With storage cupboard, sash window to the rear aspect and radiator.



SHOWER ROOM
11' 5" x 6' 11" (3.48m x 2.13m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, two radiators and window to the rear aspect.

OUTSIDE
The property sits on a generous plot of approximately 0.89 acres (STS). The grounds are laid mainly to lawn with areas of woodland, flowerbeds, mature shrubs, and patios. There are three timber outbuildings. The property is approached by a generous driveway providing off street parking and access to a triple garage.



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

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
SIBs & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
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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.

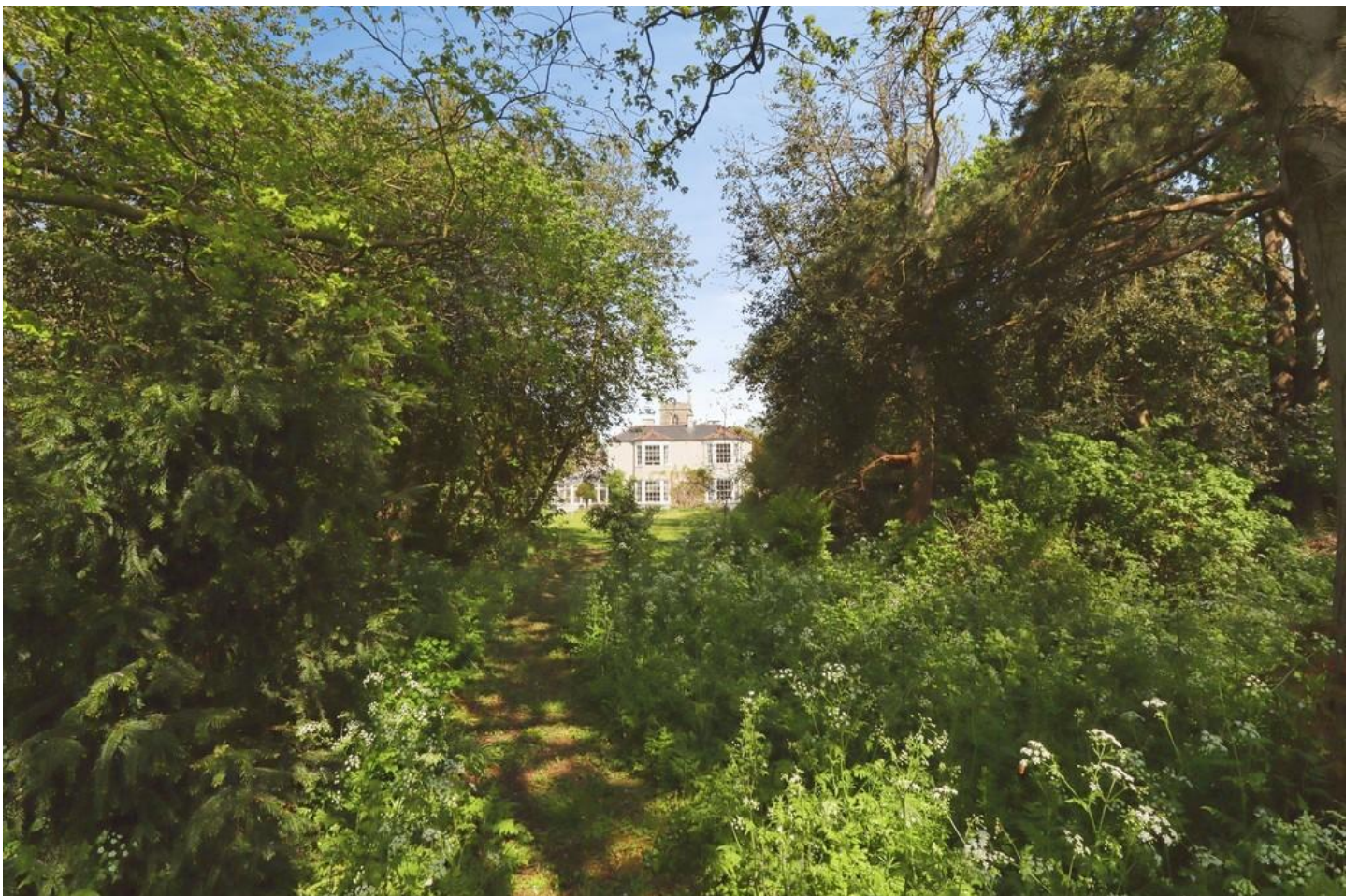
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline 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 whatever in relation to this property.
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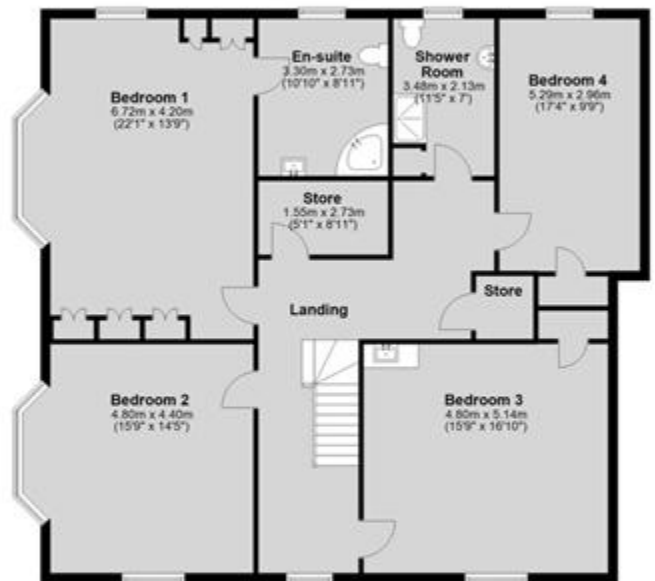




Ground Floor
Approx. 167.6 sq. metres (1803.5 sq. feet)



First Floor
Approx. 141.0 sq. metres (1517.8 sq. feet)



Total area: approx. 308.6 sq. metres (3321.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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