



The Old School, Partney Road, Sausthorpe, PE23 4JL



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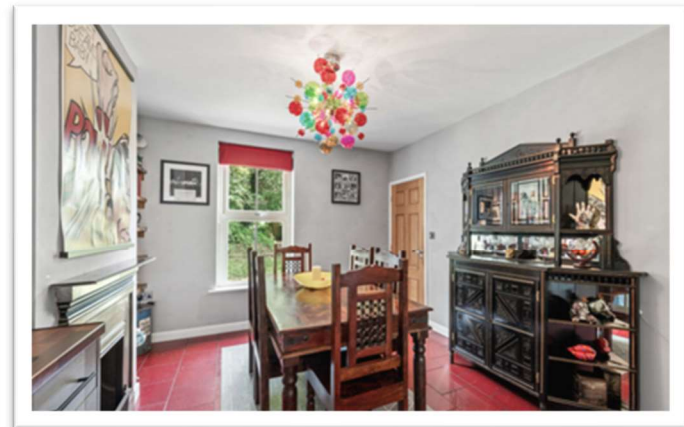
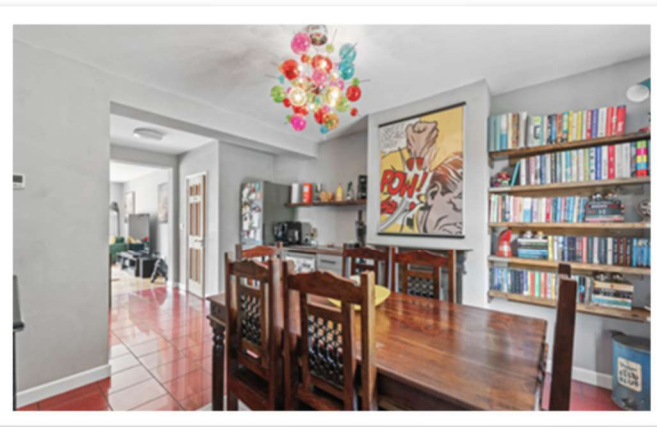
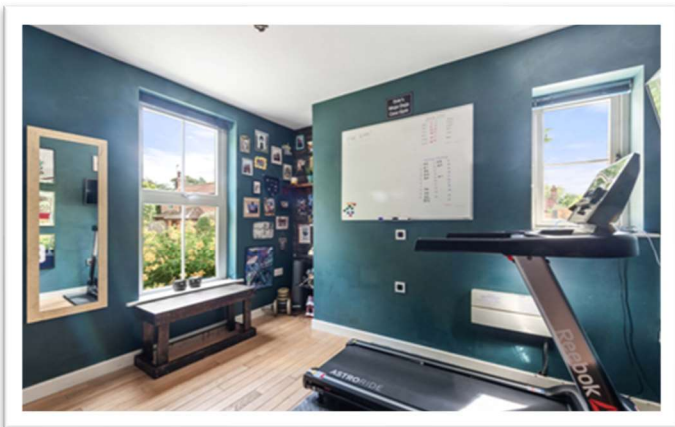
Freehold

£320,000



Key Features

- Detached house
- Three bedrooms
- Study, dining room & lounge
- Kitchen & utility
- Cloakroom & bathroom
- Driveway & detached garage
- Enclosed rear garden
- EPC rating D





An attractive extended detached house in a popular village location conveniently located with the market town of Spilsby being around five miles away and Horncastle around eight miles distant.

Having well presented accommodation finished to a high standard comprising: entrance hall, study, dining room, inner hall, cloakroom, fitted kitchen, utility and lounge with bi-fold doors & multi-fuel burner to ground floor. Three bedrooms and bathroom with separate shower to first floor.

Outside the property has a driveway providing off-road parking, a detached garage and a low maintenance enclosed rear garden. The property benefits from oil fired underfloor heating to the ground floor, radiators to the first floor and double glazing throughout.



ACCOMMODATION

Part glazed front entrance door with arched fanlight above through to the:

ENTRANCE HALL

Having staircase rising to first floor.

STUDY

3.38m x 3.35m (11'1" x 11'0")

Having windows to front & side elevations and reclaimed oak flooring with underfloor heating.

DINING ROOM

3.33m x 3.33m (10'11" x 10'11")

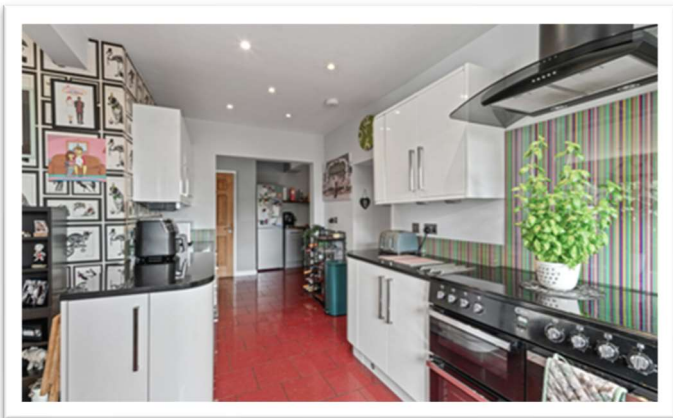
Having window to front elevation, ceramic tiled floor with underfloor heating, feature fireplace, built-in cupboard with shelving over to one alcove, shelving to the other alcove. Open to the:

INNER HALL

Having continuation of ceramic tiled floor with underfloor heating, open to the kitchen & lounge and door to the:

CLOAKROOM

Having window to side elevation, ceramic tiled floor with underfloor heating, extractor, low level WC and hand basin on vanity unit with storage under.



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KITCHEN

5.21m x 2.18m (17'1" x 7'2")

Having window to side elevation, inset ceiling spotlights, ceramic tiled floor with underfloor heating and understairs alcove with cupboard housing the underfloor heating manifold & further door to the study. Fitted with a range of base & wall units with quartz work surfaces & glass splashbacks comprising: 1 1/4 bowl sink with mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with space for range style electric cooker, cupboards under, cupboards & cooker hood over. Further work surface with cupboards & drawers under, cupboards over. Opening to the lounge and door to the:

UTILITY

1.70m x 1.52m (5'7" x 5'0")

Having part glazed door & window to rear elevation, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating.

LOUNGE

5.18m x 4.80m (17'0" x 15'8")

Having window to side elevation, bi-fold doors to rear elevation & garden, reclaimed wood flooring with underfloor heating, inset ceiling spotlights and fireplace with black quartz hearth & inset multi-fuel burner.





FIRST FLOOR LANDING

Having roof window, inset ceiling spotlights and vertical chrome radiator.

BEDROOM ONE

5.18m x 4.80m (17'0" x 15'8")

Having windows to side & rear elevations, inset ceiling spotlights, stainless steel radiator and built-in wardrobe with shelving to side.

BEDROOM TWO

3.38m x 3.35m (11'1" x 11'0")

Having window to front elevation, radiator and built-in cupboard.

BEDROOM THREE

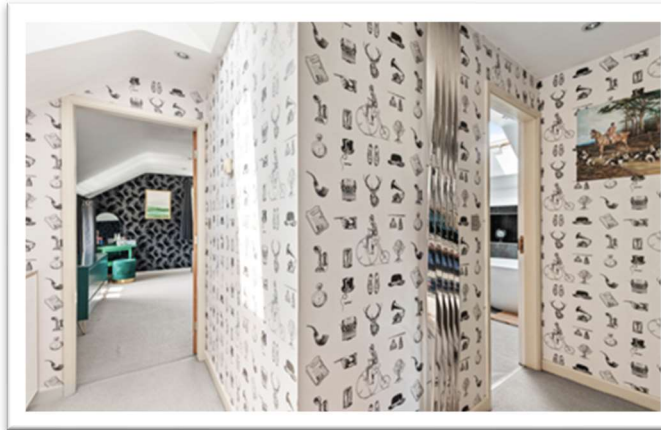
3.38m x 2.41m (11'1" x 7'11")

Having window to front elevation, radiator, feature fireplace, cupboard built into alcove and access to roof space.

BATHROOM

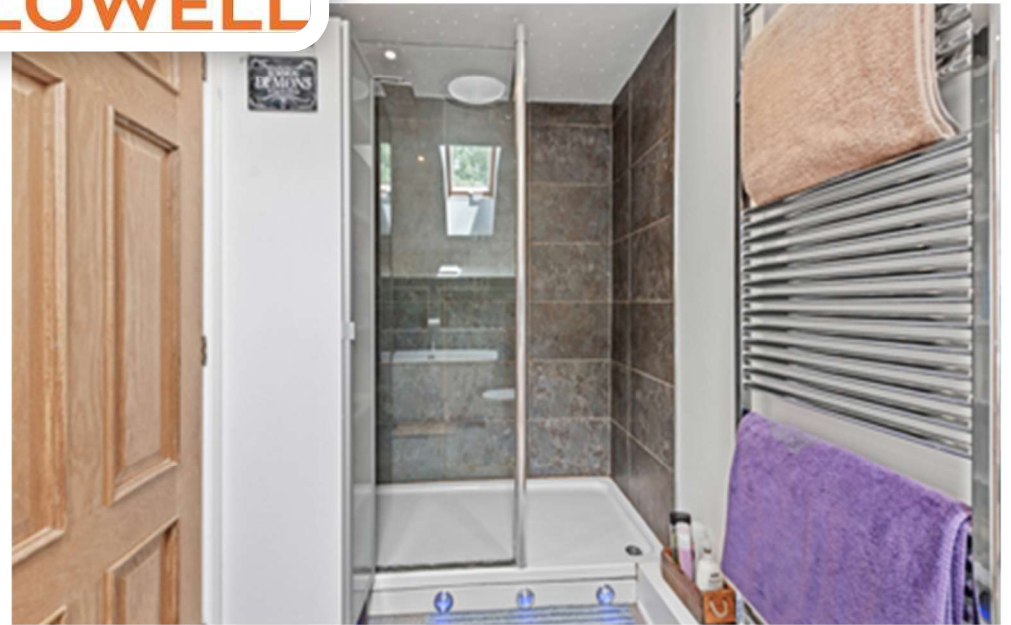
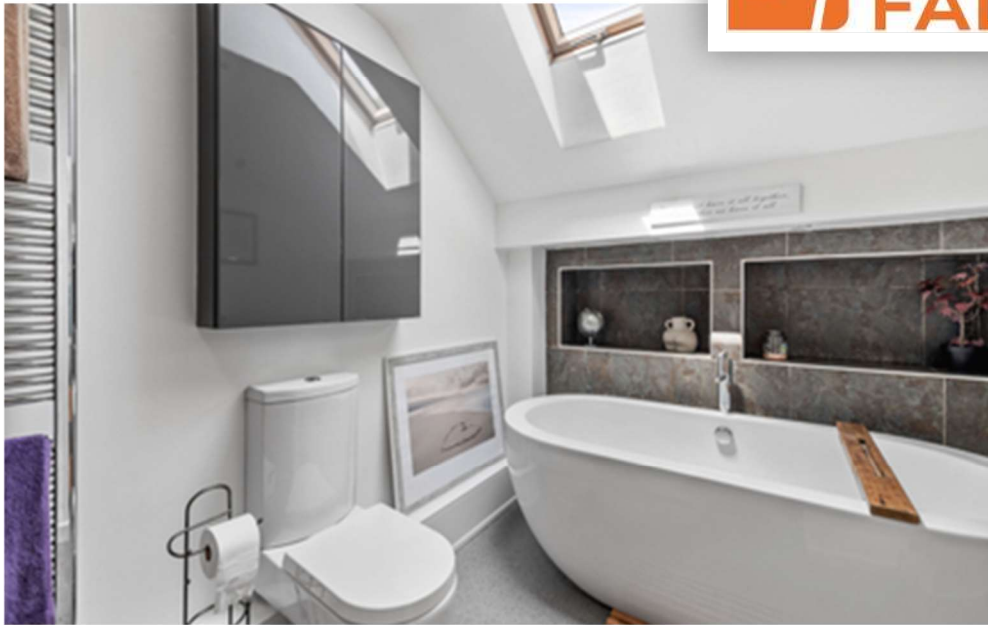
4.01m x 2.41m (13'2" x 7'11")

Having roof window, chrome heated towel rail, chrome radiator, extractor and vinyl flooring. Fitted with a suite comprising: freestanding bath with mixer tap and tiled splashback with display niches, fully tiled shower enclosure with LED lighting & mixer shower fitting, close coupled WC and counter basin with mixer tap on stand with glass splashback.





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EXTERIOR

To the front of the property there is a tiered gravelled garden retained by railway sleepers with paved steps leading to a path to the front entrance door. Wrought iron gates open to a block paved driveway which provides off-road parking and extends down the side of the property to the:

DETACHED GARAGE

4.01m x 3.12m (13'2" x 10'2")

Of brick & tile construction with electric roller door and door to side.

REAR GARDEN

Being majority block paved with a paved patio area, steps up to a decked seating area and further paved patio area.

SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan

Ground Floor

Approx. 71.6 sq. metres (770.2 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 135.1 sq. metres (1454.0 sq. feet)



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