



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## School House Chapel Lane Great Carlton LN11 8JR

Offers in the Region Of  
**£585,000**

STEEPED IN LOCAL HISTORY FROM 1716 WITH LATER VICTORIAN EXTENSIONS - AN EX SCHOOL - BEAUTIFULLY APPOINTED THROUGHOUT - We are both pleased and proud to offer for sale this absolutely stunning individual property which is located within the village of Great Carlton. An old school house which has been sympathetically modernised to reveal a fresh and modern finish in keeping with the style you'd expect and hope to find. With a stunning breakfast kitchen - the heart of the home, dining room, lounge, sitting room, utility and shower room all to the ground floor. Three double bedrooms and the bathroom to the first floor. To the side off the dining room is a workshop with two store rooms which could be transformed into a fantastic family room or even further accommodation. With gardens, off road parking and also the double car port with workshop and room above which is currently being built, this property is sure to tick most, if not all the boxes. The property also benefits from oil central heating and solar panels. Double car barn with workshop and room above currently being built.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hall

Entering the property reveals welcoming space with a wooden floor.

#### Lounge

15' 0" x 15' 7" (4.58m x 4.76m)

The lounge has dual aspect windows to the side and rear elevation, two radiators and a wooden floor. There is also an open fire with a feature surround.

#### Sitting Room

13' 3" x 15' 0" (4.03m x 4.56m)

The sitting room has two windows to the front elevation, a radiator and a wooden flooring. There is also a cosy burner within a feature surround. There is also built in storage.

#### Hall

With a window to the rear elevation, a radiator and quarry tiled flooring. With access to the large pantry and the stairs.

#### Utility room

5' 5" x 11' 9" (1.65m x 3.57m)

The utility room as dual aspect windows, a radiator and a tiled floor. There is also plumbing for a washing machine, twin Belfast sinks and fitted units.

#### Shower Room

4' 11" x 10' 10" (1.51m x 3.30m)

The shower room has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a modern suite with a WC, vanity basin and a walk in shower cubicle with an electric shower and complimentary tiling.

#### Kitchen/Breakfast Room

15' 2" x 19' 9" (4.62m x 6.01m)

The heart of the home with dual aspect windows, two radiators and wooden flooring. With a superb fitted range of units with a breakfast bar, Solid Oak counter tops, twin Belfast sinks and NEFF appliances including an induction hob, electric oven, integrated microwave oven, plate warmer and a dish washer. There is also a space for chairs to relax whilst some one cooks up a storm.

#### Dining Room

15' 2" x 8' 11" (4.62m x 2.73m)

The dining room has a window to the front elevation, French doors to the rear, a radiator and wooden flooring.

#### Work Shop

15' 2" x 25' 7" (4.62m x 7.80m)

With dual aspect windows, electrics and two storage rooms. This room is ideal for being converted into further living spaces.

### First Floor Landing

The first floor landing reveals a window to the rear elevation, two radiators and a carpeted floor.

### Bedroom One

13' 2" x 15' 1" (4.02m x 4.60m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a decorative fire place.

### Bedroom Two

15' 6" x 10' 0" (4.73m x 3.04m)

Bedroom two has dual aspect windows, a radiator and a wooden floor. There is also access to the loft.

### Bedroom Three

12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

8' 1" x 11' 9" (2.47m x 3.58m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also white suite with a WC, basin and bath with complimentary tiling. There is also a built in cupboard.

### Outside

The front is enclosed with a perimeter hedge with decorative flowers and established shrubs. With off road parking for several vehicles and the rear garden has a well kept lawn, further established shrubs and a patio area ideal for alfresco dining. There is also a kitchen garden with plenty of fruit and veg growing.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

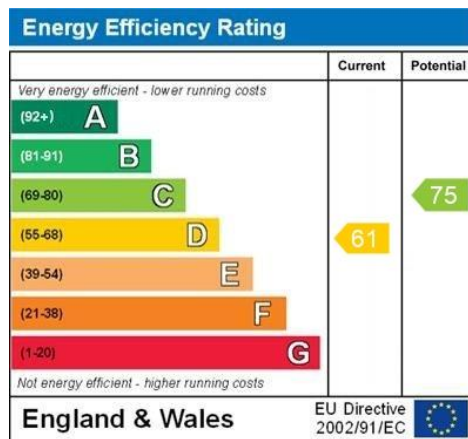
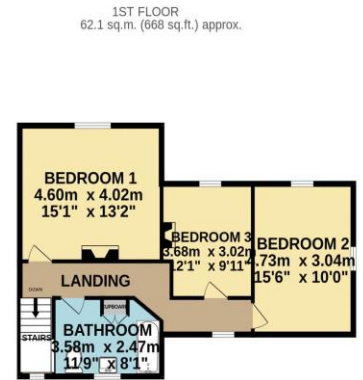
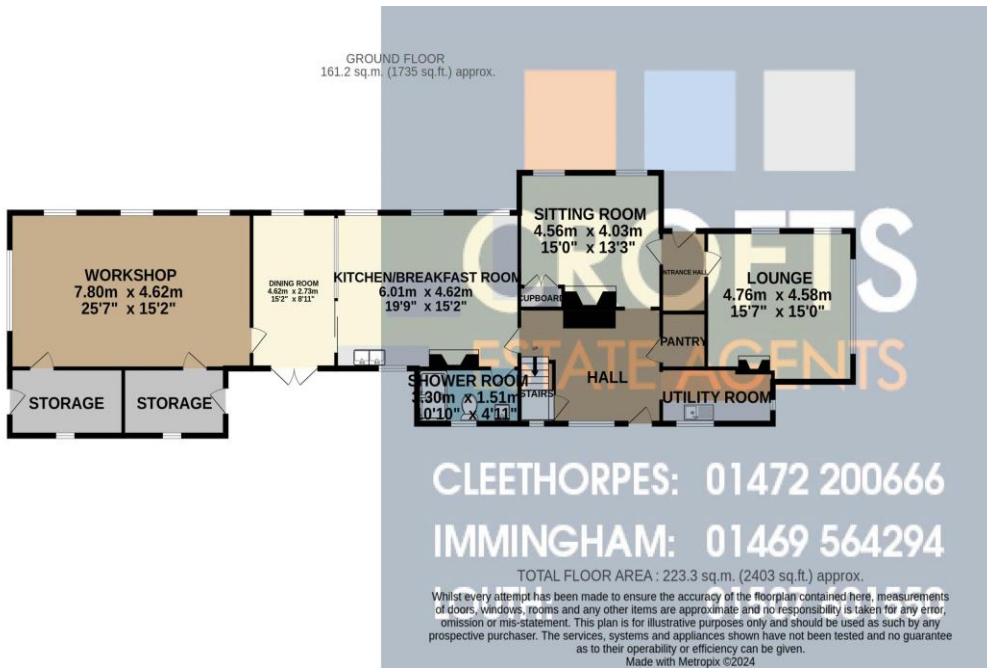
Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



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