



## THE OLD INFANT SCHOOL ST. ANDREWS

GAINSBOROUGH, DN21 4PJ

£325,000  
FREEHOLD

The former infant school in Kirton In Lindsey is a remarkable stone-built Grade 2 listed property situated near the local church. The building has been thoughtfully converted into a residential home while preserving its character as a former school.



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# THE OLD INFANT SCHOOL ST.



## Full Description

The former infant school in Kirton In Lindsey is a remarkable stone-built Grade 2 listed property situated near the local church. The building has been thoughtfully converted into a residential home while preserving its character as a former school. The conversion has been carried out to the highest standards, resulting in a stunning living space.

Upon entering the property through the Reception Hallway, you'll be greeted by high ceilings, creating a spacious and grand entrance. From there, the Lounge offers a delightful view of the courtyard to the front, with picturesque church views adding to the ambiance. The Dining Room features a unique and eye-catching pillar box red spiral staircase that leads to the first floor, adding a touch of character to the space, this follows onto the Kitchen which is well-appointed and provides a functional and stylish area for culinary activities. The Master Bedroom is complete with built-in wardrobes is to the ground floor, offering ample storage space, and an En-Suite bathroom for added convenience and privacy. Completing the ground floor is bedroom Three, currently utilized as a home office, offers flexibility in its use to suit the needs of the residents, additionally, there is a Utility Room that also serves as a WC, providing practicality and functionality to the home. On the first floor, you'll find Bedroom Two, also with its own En-Suite, providing comfort and privacy to its occupants. The property truly combines modern living standards with the unique charm and character of a former school building. Externally, the property boasts city-style gardens, adding to its charm and providing a pleasant outdoor space. Additionally, there is a double garage, offering convenient parking and storage options.

## RECEPTION HALLWAY

## Lounge

## Dining room

## Kitchen

## Master bedroom

## En-suite

## Utility Room

With two piece suite comprising of wash hand basin, Victorian style high flush WC and plumbing for shower, built in cupboard and tiled flooring

## Bedroom three

## First floor galleried landing

Having first floor cast iron walkway leading from the spiral staircase to three sides, cast iron school style radiator, skylight window and door into:

## Bedroom Two

Two skylight windows, radiator, built in cupboard housing central heating boiler and door into:

## En-suite

(With suite comprising of low level WC, pedestal wash hand basin and shower cubicle.

## Outside

The property is bounded by stone walling and double wrought iron gates leading to a block paved driveway. There are two front garden areas which are mainly laid to gravel with a variety of flowers, plants and shrubs and garden tool shed. Kent style barn garage 18' 8" x 17' 7" (5.69m x 5.36m) Approx Being wooden framed with a slate roof with light, power and boarded storage area above

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## ADDITIONAL INFORMATION

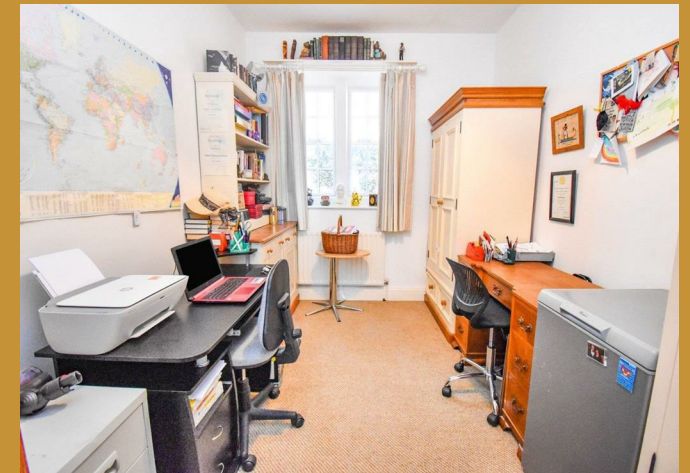
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold







### Floor Plan

Floor area 106.7 sq.m. (1,148 sq.ft.) approx



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total floor area 106.7 sq.m. (1,148 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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