



The Old School, Water Lane, Ancaster, Grantham NG32 3QS

welcome to

The Old School, Water Lane, Ancaster, Grantham

*GUIDE PRICE £380,000 - £390,000 - Stunning stone property built in 1852. Converted into a family home The Old School has retained many original features and has two fireplaces. The generous living accommodation including three reception rooms, large double garage with open field views at the rear.



Entrance Lobby

Double doors leading into the entrance lobby. Solid wood floor and glazed double doors leading into the hallway.

Inner Hall

34' 7" x 5' 7" min (10.54m x 1.70m min)

This long hallway has three radiators and windows to both front and rear aspect. Doors leading off to all reception rooms, the kitchen and to the downstairs cloakroom. A staggered staircase leads to the first floor.

Family Lounge

18' 1" x 18' 7" (5.51m x 5.66m)

This family living room has attractive stone mullion windows looking out to the front and rear aspect with beautiful field view. Stone fireplace with open hearth. Picture rails to the walls and beams to the ceiling. Two radiators with decorative covers.

Snug

12' 8" x 10' 9" (3.86m x 3.28m)

This second family room has window to the rear aspect with field view. Brick fireplace with open fire. Radiator with decorative cover.

Dining Room

11' 9" x 11' 8" (3.58m x 3.56m)

Glazed double doors leading into the dining room, window to the rear aspect with field view. Radiator with decorative cover.

Breakfast Kitchen

16' 2" x 11' 6" (4.93m x 3.51m)

Well-appointed kitchen with solid wood units at both floor and eye-level providing lots of storage space. Sink unit with single drainer and mixer tap. Two family sized ovens both at eye-level, five-ring gas hob and extractor chimney hood above. Integrated fridge freezer and dishwasher. Wall mounted cupboard housing consumer unit and intruder alarm controls. Original solid wood flooring. Radiator. Window to rear aspect providing field view and door leading to the utility room/rear lobby.

Utility Room/Rear Lobby

8' 5" x 7' 7" (2.57m x 2.31m)

Fitted units both at floor and eye-level. Stainless steel sink with single drainer and taps over. Tiled splashback. Plumbing for automatic washing machine. Oil fired central heating boiler. Window and part glazed door leading to the rear garden.

Downstairs Cloakroom

6' 5" x 5' 8" (1.96m x 1.73m)

Low-level WC and hand wash basin. Radiator and extractor fan. (Area of slightly slopped ceiling - restricted head height).

First Floor Landing

28' x 6' 1" max (8.53m x 1.85m max)

Windows to front aspect. Radiator. Airing cupboard and fitted cupboard both with double door access.

Master Bedroom

16' 6" x 11' 8" to front of wardrobes (5.03m x 3.56m to front of wardrobes)

Generous size master bedroom with window to the rear aspect and field view. Built-in triple wardrobes to one wall. Radiator. (Area of slightly sloped ceiling - restricted head height).

En-Suite Bathroom

12' x 5' 8" (3.66m x 1.73m)

Generous sized en-suite bathroom with bath, separate shower cubicle, low-level WC, and pedestal hand wash basin. Radiator. Window to the front aspect. (Area of slightly sloped ceiling - restricted head height.)

Bedroom Two

13' 1" x 11' 8" (3.99m x 3.56m)

Very good size double bedroom. Window to rear aspect. Radiator. (Area of slightly sloped ceiling - restricted head height.)

Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m)

Window to rear aspect. Radiator. (Area of slightly sloped ceiling - restricted head height.)

Bedroom Four

10' 9" x 9' 2" (3.28m x 2.79m)

Window to front aspect. Radiator. (Area of slightly sloped ceiling - restricted head height.)

Family Shower Room

11' 5" x 7' 7" (3.48m x 2.31m)

Modern family shower room has a glazed shower cubicle. Built-in vanity sink unit with drawers and cupboards below. Heated towel rail. Radiator. Spotlights to ceiling. Ceramic tiled floor. Window to the rear aspect with field view. (Area of slightly sloped ceiling - restricted head height.)

General Description Outside

Set within a semi rural location within the village of Ancaster.

The Old School benefits from a very good size double garage with two up-and-over doors, a double-glazed window, lights, electricity sockets and a sizeable loft space/storage area.

There is a private garden to the rear of the garage with a further gravelled area for easy maintenance. To the front and side of the property there is a gated tarmac area which provides off-road parking for 6-8 vehicles and turning area. This would be ideal for a family with multiple vehicles.



view this property online williamhbrown.co.uk/Property/GST112348



welcome to

The Old School Water Lane, Ancaster Grantham

- Detached Converted Old School
- Spacious Living Accommodation
- Three Reception Rooms
- Four Bedrooms
- Character Features including Stone Mullion Windows

Tenure: Freehold EPC Rating: F

guide price

£380,000 - £390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112348



Property Ref:
GST112348 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk