



The Old School, Church Lane, Welby, GRANTHAM NG32 3LS

welcome to

The Old School Church Lane, Welby GRANTHAM

GUIDE PRICE £475,000 - £500,000 The Old School, Welby is a bespoke, detached house offering spacious accommodation throughout with two reception rooms, four bedrooms, driveway for multiple vehicles, carport and gardens. Viewing is essential to appreciate this rural property and charming character.



Entrance

Entrance hallway benefits from laminate flooring and carpeting, door leading off to the utility room, archway, radiator and external door leading out to the garden.

Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC, radiator and laminate flooring.

Lounge

16' 8" x 17' 2" (5.08m x 5.23m)

Lovely dual aspect room with a bay window to the side aspect, full length window looking out to the garden and two windows to the front aspect, feature open fire with white stonework and slate, two radiators, and carpet.

Dining Room

15' 6" x 14' (4.72m x 4.27m)

Another lovely dual aspect room with a bay window looking out to the garden and triple stone set windows looking out to the driveway, wooden flooring and two radiators.

Kitchen

17' 5" x 8' 8" (5.31m x 2.64m)

Dual aspect room with windows to the front and the side aspect, and having a range of wood units to both the floor and eye level with black worktops over, stainless steel sink, drainer and mixer tap. Electric double oven, space for dishwasher, tiling to the walls and floor and a radiator.

Utility Room

5' 4" x 7' (1.63m x 2.13m)

With a window to the rear aspect, white units with grey worktops over, stainless steel sink, linoleum flooring, radiator and space and plumbing for a washing machine and tumble dryer.

First Floor Landing

With a window, carpet, hatch access to the loft and doors leading to the bedrooms and family bathroom.

Master Bedroom

14' 5" x 11' 4" (4.39m x 3.45m)

With two windows to the side aspect, built-in wardrobe, shelving and storage cupboard. Carpet, radiator, door leading into the en-suite and sloped ceiling (restricted head height).

En-Suite Bathroom

With a window to the rear aspect, bath with shower over, wash hand basin, low level WC, bidet, tiling to the walls, laminate flooring and radiator.

Bedroom Two

15' x 9' 6" (4.57m x 2.90m)

With two windows to the front aspect, built-in wardrobe, beams, carpet, radiator and sloping ceiling (restricted head height).

Bedroom Three

17' 3" x 6' 1" (5.26m x 1.85m)

With a window to the rear aspect, carpet, radiator, beams and sloping ceiling (restricted head height).

Bedroom Four

9' 6" x 8' 9" (2.90m x 2.67m)

With a window to the front aspect, carpet, radiator, and sloping ceiling (restricted head height).

Family Bathroom

With a window to the rear aspect, and comprising of a shower unit, wash hand basin, low level WC, tiling to the walls, vinyl floor and a radiator.

General Description Outside

Approaching the property to the front with a long driveway to the side for multiple vehicles, leading up to a double width carport.

The rear garden features two sheds (one of which houses the boiler), oil tank, greenhouse, areas of gravel and paving with planters, and mature shrubs. Boasting a good sized paved patio area perfect for outside dining and entertaining.



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The Old School Church Lane, Welby GRANTHAM

- Detached Rural Property
- Two Reception Rooms
- Four Bedrooms
- Driveway, Carport & Gardens
- Village Located

Tenure: Freehold EPC Rating: E

guide price

£475,000 - £500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113052 - 0005

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