



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



**Guide Price £395,000 to £410,000**

- Substantial Village Home
- Adjoins Open Farmland
- Ideal Local Dog Walks
- Spacious Family Accommodation
- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Double Garage
- Ample Parking, Garden
- Freehold – Energy Rating F





The property enjoys a delightful situation on the edge of the village and adjoins farmland giving attractive open views and offering appealing rural walks literally from the back door and taking in a nearby nature reserve. This will be of particular interest to prospective purchasers looking to walk their dogs. The building blends character features such as stone mullioned windows and open fireplaces with good quality fixtures and fittings and although there is some scope for improvement this could be carried on at a gentle pace over several years. The accommodation is particularly spacious, extending to almost 2000 SQUARE FEET and briefly comprises as follows: Entrance vestibule, reception hall, cloakroom, a kitchen/breakfast room, dining room, sitting room, drawing room, a master bedroom with an en suite bathroom, three further bedrooms and a family shower room. Outside there is a gated driveway giving ample parking for a number of cars and leading to a detached double garage with hardstanding for a boat/caravan. Beyond there is a secluded private and level garden with scope for landscaping to provide an attractive feature. The Old School is offered for sale with no onward chain.

## ACCOMMODATION

### ENTRANCE VESTIBULE

1.21m x 2.5m (4'0" x 8'2")

With double entrance doors, hardwood floor and glazed inner doors to:

### ENTRANCE HALL

1.59m x 10.57m (5'2" x 34'7")

With windows to front and rear, staircase off to the first floor and three radiators.









## CLOAKROOM

1.75m x 1.98m (5'7" x 6'5")

Containing a suite of a low level WC. and wash hand basin, ample cloaks hanging space, radiator and extractor fan.

## KITCHEN/BREAKFAST ROOM

3.68m x 5.44m (12'1" x 17'8")

Comprehensively fitted in a light wood style and with ample space for a good sized table. Having a range of base cupboards with working surfaces over together with eye level cupboards, inset sink and drainer, integrated Smeg ovens and LPG hob, cooker hood, fridge and freezer, dishwasher, hardwood flooring, windows to side and rear and tiled walls.

## UTILITY ROOM

2.28m x 2.58m (7'5" x 8'5")

With stainless steel sink and drainer, plumbing for washing machine and Warmflow oil fired boiler, external door to the garden and window to the side.

## SITTING ROOM

3.31m x 3.91m (10'9" x 12'8")

Having an attractive brick built fireplace with raised hearth, exposed stonework and radiator with cover, window to the rear elevation.

## DINING ROOM

3.57m x 3.67m (11'7" x 12'0")

With radiator and cover and glazed double doors leading to the hall.

## DRAWING ROOM

5.54m x 5.67m (18'2" x 18'6")

A really well proportioned room having a stone built fireplace, radiator with cover, exposed beam and windows to front and rear.

## FIRST FLOOR LANDING

1.84m x 8.52m (6'0" x 28'0")

Having built in airing cupboard with insulated cylinder and immersion heater, double linen cupboard, radiator and loft access.

## BEDROOM 1

3.6m x 5.06m (11'8" x 16'6")

With window to the rear and views, a range of built-in wardrobes, radiator.

## EN SUITE 4-PIECE BATHROOM

1.78m x 3.64m (5'8" x 11'9")

With a cottage suite of deep panelled bath, shower cubicle, pedestal wash basin and low level WC., radiator, tiled splashbacks and two obscure windows.

## BEDROOM 2

3.58m x 3.99m (11'7" x 13'1")

With window to the rear and open views, radiator.

## BEDROOM 3

2.8m x 3.31m (9'2" x 10'9")

With window to front and radiator.

## BEDROOM 4

2.28m x 2.57m (7'5" x 8'4")

With window to the rear and views, radiator.

## SHOWER ROOM

2.31m x 3.52m (7'6" x 11'5")

A good sized family bathroom with a central walk-in shower cubicle, wash basin in vanity unit and low level WC., tiling to walls, chromed towel rail and spotlighting.







## GARDENS

The Old School House is approached through a 5-bar farmyard style gateway leading to ample driveway parking for a number of vehicles and to the double garage beyond. There is additional parking to the side of the garage and a caravan has previously been parked/stored here. A secluded garden offers a good level of privacy and gives potential for further landscaping/creativity.

## DOUBLE GARAGE

4.95m x 5.9m (16'2" x 19'4")

Having twin up-and-over doors, window to the side and electricity.

## SERVICES

Mains water, electricity and drainage are connected. There is no mains gas supply laid to Ancaster.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town via Manthorpe Road passing the hospital on the left-hand side, past Belton, through Barkston and onwards following the signs for Sleaford (A153). Turn left at the traffic lights into Ancaster and continue along taking the left turn opposite the Post Office onto Water Lane. The property is at the end backing to the fields.

## ANCASTER

Approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford, the village of Ancaster was a Roman town and still has many sites of archaeological interest. Situated just off the A153, there is the neighbouring Woodland Waters beauty spot and campsite, petrol station with shop opposite Woodland Waters and the village itself offers a doctors' surgery, day nursery, barbers studio, local Post Office, respected Junior School, butchers, Co-op store, public house, takeaway mobile woodfired pizza van, monthly mobile library service and a regular bus route to both Grantham and Sleaford. Ancaster boasts an unmanned East Coast Mainline Station between Nottingham and Skegness (pay on the train), calling at Grantham, Sleaford and Boston. Via the B6403 or "Viking Way", it is also only a 10 minute drive from RAF Cranwell.

## AGENT'S NOTE

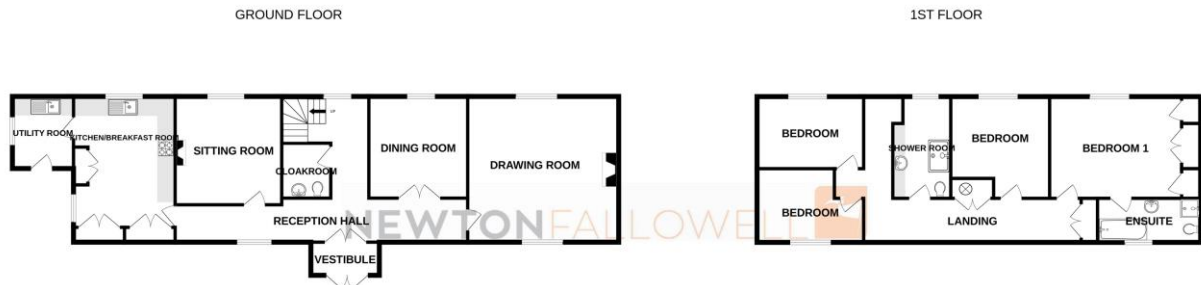
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# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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