



The Old School, Great Hale  
£495,000



4



4



2

Freehold



## Key Features

- Converted Former School
- Four Double Bedrooms
- Immaculately Presented
- Private West Facing Rear Garden
- Garage with Workshop/Office
- Popular Village Location
- Open Plan Lounge Diner
- Opportunity for Multi-Generation Living
- EPC Rating: TBC
- Council Tax Band: D





Newton Fallowell are delighted to present this Converted Former School, renovated to an excellent standard throughout and is immaculately presented and maintained by the current owners. Offering a fantastic open plan Lounge Diner with original oak wooden flooring and high ceilings, to the Modern Breakfast Kitchen, Four Double Bedrooms set over the Ground and First Floor, this property really needs to be viewed to be fully appreciated. The Private West Facing rear garden offers the perfect setting for outdoor living, with the additional benefits of a garage partially converted to offer a separate home office or workshop.

### Entrance Porch

Entrance Door to front, inset window to side aspect, tiled flooring and door through to Open Plan Lounge Diner.

### Open Plan Lounge Diner

11.86m x 5.79m (38'11" x 19'0")

With original oak wooden flooring, feature space for log burner (included in sale), oak staircase leading to 1st floor, three windows to front aspect, window to side aspect, TV and BT point, radiators

### Kitchen

3.95m x 7.23m (13'0" x 23'8")

Modern kitchen with a range of base and eye level units with work surface over, ceramic one and a half sink with mixer tap, boiling water tap and drainer, freestanding oven with 5 ring gas burner and extractor hood over, central island with

storage, space for American Style Fridge Freezer, space and plumbing for dishwasher, stable door leading to garden, windows to side and rear, solid wooden flooring and radiators.

### Utility Room

2.65m x 3.63m (8'8" x 11'11")

With a range of base level units with work surface over, sink with mixer tap, space and plumbing for washing machine, stable door to garden, window overlooking rear garden and tiled flooring.

### Cloakroom

Modern suite comprising hand wash basin, low level wc, radiator and window to side aspect.

### Inner Hallway

Brick built feature archway leading from the Kitchen to Bedrooms 3 and 4 and the shower room.

### Bedroom Three

3.40m x 3.00m (11'2" x 9'10")

With window to side aspect, storage cupboard and radiator.

### Bedroom Four

3.40m x 2.95m (11'2" x 9'8")

With window to rear garden and radiator.

### Shower Room

1.34m x 2.28m (4'5" x 7'6")

With walk in mains fed shower, hand wash basin with storage cupboard under, window to side aspect, extractor fan and radiator.

### Landing

With stairs taken from open plan Lounge Dining Room and velux window to rear garden.





### Bedroom One

4.46m x 4.00m (14'7" x 13'1")

With Air Conditioner Unit, built in storage cupboard, feature oak beams, BT point, window to side aspect and radiator.

### En Suite to Bedroom One

Three piece suite with corner Jacuzzi style bath, hand wash basin, low level wc, velux window to rear garden, extractor fan and radiator.

### Bedroom Two

4.46m x 4.00m (14'7" x 13'1")

With built in storage cupboard, feature oak beams, window to side aspect and radiator.

### En Suite To Bedroom Two

Three piece suite comprising panelled bath, hand wash basin, low level wc, velux window to rear garden, extractor fan and radiator.

### Garage

Partially converted for a storage area, comprising garage door to driveway, electric and lighting with personnel door to garden, access to attic storage boarded out. Further door leading to separate area used as an office, with windows to side and rear aspect, electric and lighting.

### Outside

The front of the property is of low maintenance being mainly laid to gravel with shrubbery, electric gate leading to rear garden and driveway.

The West Facing rear garden is well presented, offering a large patio area leading from the kitchen, block paved driveway providing parking for at least 5 vehicles, further laid to lawn with shrubbery, planters and raised flower beds. two timber sheds, outside tap and external power sockets, outside lighting, timber fence and brick wall surround.



## Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Financial Services

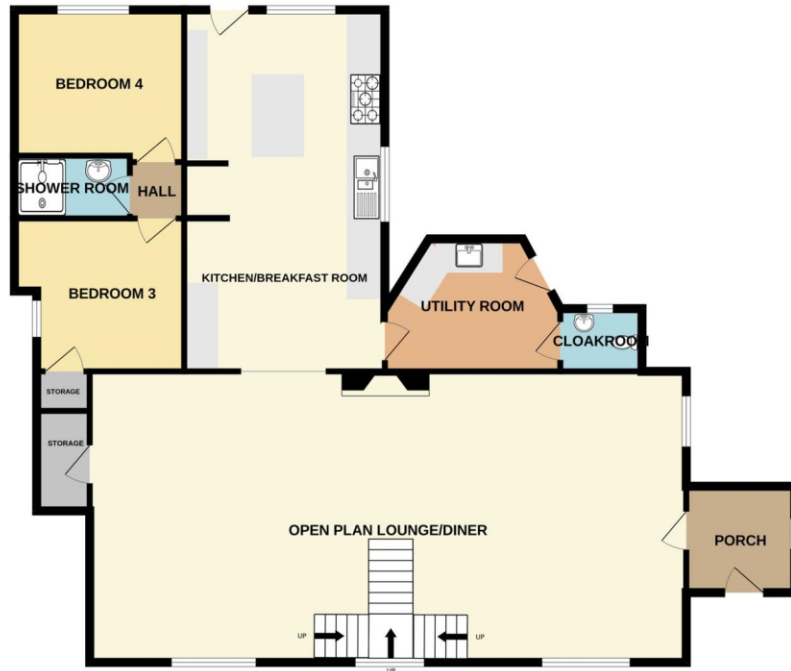
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



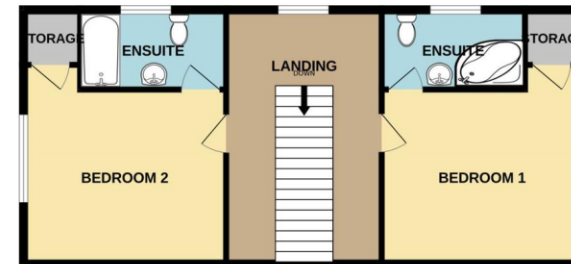


# Floorplan

GROUND FLOOR  
1491 sq.ft. (138.6 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.



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