



Ranby, Market Rasen



4



2



2

Freehold

£275,000



Key Features

- Detached Period House
- Four Bedrooms
- Two Reception Room
- Two Bathrooms
- Spacious Plot
- Garage
- EPC Rating G





A former school house on a corner plot with fields to the rear extended to create flexible living accommodation with annexe potential. The property is in need of modernisation, but offers beautiful period features and could be ideal for anyone looking for a property that offers generational living. The accommodation offer comprising of entrance hall, 21ft lounge with vaulted ceiling, kitchen, utility, dining room, study/bedroom and bathroom to the ground floor of the main building with an extension to the side. This leads into a second hallway, snug, garden room, second kitchen, shower room and bedroom. Leading from the main entrance hall is a first floor bedroom and shower room with a further first floor bedroom from the rear hallway. Outside there are private gardens with a driveway leading to detached garage.

Porch

With windows to the front and side aspect and entrance door to the side aspect.

Entrance Hall

10'4" x 12'7" (3.1m x 3.8m)

With access to downstairs WC and stairs rising to the first landing.

Lounge

17'5" x 20'7" (5.3m x 6.3m)

With windows to the front and side aspects, french doors to the side aspect, fireplace and two radiators.

Dining Room

10'4" x 12'3" (3.1m x 3.7m)

With windows to the front and side aspects and radiator.

Kitchen

7'2" x 21'4" (2.2m x 6.5m)

With two windows to the rear aspect, a range of wall and base units with worktops over, sink with drainer unit, cooker with hob over, room for fridge/freezer and tiled flooring.

Utility Room

5'6" x 6'4" (1.7m x 1.9m)

With a window to the rear aspect.

Downstairs WC

With a low level WC, hand wash basin and radiator.

Bedroom/Study

8'7" x 13'4" (2.6m x 4.1m)

With a window to the side aspect and radiator.

Downstairs Bathroom

9'10" x 5'11" (3m x 1.8m)

With a window to the rear aspect, low level WC, vanity unit with hand wash basin over, paneled bath and radiator.

Inner Hallway

11'3" x 17'0" (3.4m x 5.2m)

With a window to the side aspect, access to the snug and stairs rising to the rear landing.

Snug

8'10" x 6'0" (2.7m x 1.8m)

With a window to the side aspect.





Garden Room

15'5" x 6'0" (4.7m x 1.8m)

With windows to the rear aspect and door opening into the rear garden.

Second Kitchen

7'2" x 11'6" (2.2m x 3.5m)

With a range of wall and base units with worktops over, room for a washing machine and tumble dryer.

Bedroom

7'3" x 16'0" (2.2m x 4.9m)

With two windows to the rear aspect and access to the WC.

Downstairs WC

With a window to the side aspect, low level WC and hand wash basin.

First Landing

With access to the shower room and bedroom.

Bedroom

17'7" x 9'9" (5.4m x 3m)

With windows to the side and rear aspect, fitted wardrobe and radiator.

Shower Room

6'8" x 11'3" (2m x 3.4m)

With a window to the front aspect, low level WC, hand wash basin, enclosed shower and radiator.

Rear Landing

With access to the bedroom and upstairs bathroom.

Bedroom

10'9" x 10'8" (3.3m x 3.3m)

With a skylight window to the rear aspect and radiator.



Upstairs Bathroom

6'8" x 5'1" (2m x 1.5m)

With a skylight window to the front aspect, low level WC, hand wash basin, paneled bath and radiator.

Outside

To the front of the property is a driveway leading up the property and a garage providing off street parking. To the rear is a garden mostly laid to lawn surrounded by trees and mature shrubs and a patio.

Garage

16'5" x 10'7" (5m x 3.2m)

Detached brick built garage with up and over door with power connected.

Agents Note

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.

Directions

Head towards St Germans Church, LN8 5LN on the B1225. The property is located on the crossroads just before the Church.

What Three Words:

[///instructs.traders.roadblock](#)





Floorplan

GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



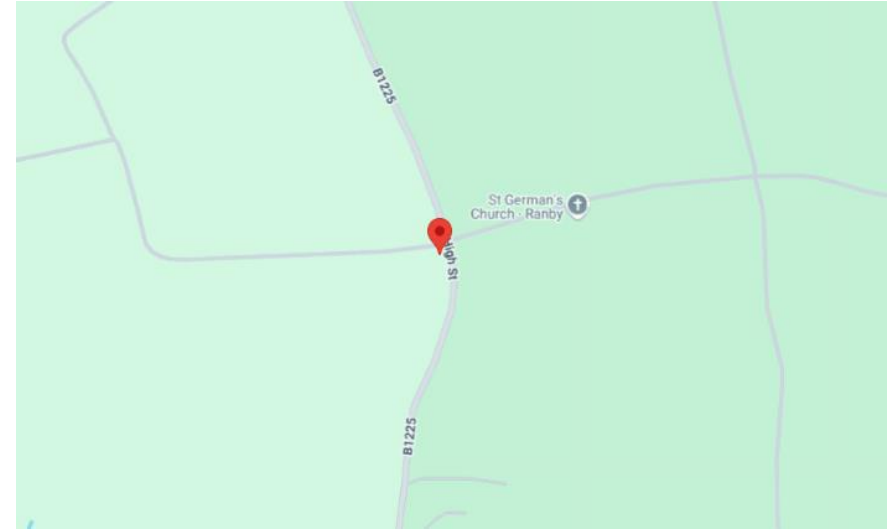
1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



THE OLD SCHOOL HOUSE, RANBY

TOTAL FLOOR AREA : 2146 sq.ft. (199.3 sq.m.) approx.

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.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	10 G	



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk