



Connells

The Old School House The Old School House
Lenton Grantham

The Old School House The Old School House Lenton Grantham NG33 4HF

for sale offers in the region of
£160,000



Property Description

Connells are excited to bring to the market this very rare hidden gem. This grade 2 listed detached family home dates from the 1700's and is certainly not for the faint hearted and requires imagination but it is an awesome chance to make your own with endless opportunities. Currently two bedrooms and multiple receptions rooms and a large ground floor utility and wet room, the home enjoys open countryside views all around, sits in extensive wrap around gardens and boasts multiple out buildings. Full of charm and character, boasting exposed beams, low ceilings, this is not to be missed. Viewings are seriously advised to appreciate what is on offer. Situated in the popular Village of Lenton close to Ingoldsby and only approximately 9 miles from Grantham and 11 miles from Bourne offering excellent supermarket shopping, schooling, recreational amenities and Grantham Railway Station having direct trains to London Kings Cross in just over 1 hour. The accommodation in more detail is as described below:

Agent Note - 'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

With two windows to the side and tiled flooring.

Lounge

With a window to the front and rear, radiator and a built in storage cupboard.

Lounge / Snug

With a window to the front and side and a radiator.

Kitchen /Diner

With a window to the front and side, lino flooring, understairs cupboard, range of base units with worktop.

Reception Room / Conservatory

With windows to the rear.

Downstairs W.C

With a window to the rear.

Shower Room

With a window to the front and side, tiled flooring, walk in shower cubicle, W.C, radiator and a wash hand basin.

First Floor

Landing

With a window to the front and rear, carpet and a radiator.

Bedroom One

Double bedroom, window to the side and rear, wood flooring and a radiator.

Bedroom Two

Double bedroom, window to the side and rear, wood flooring and a radiator.





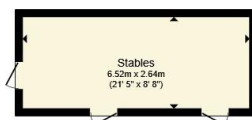




Ground Floor



First Floor



Outbuilding

Total floor area 177.7 m² (1,913 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309568



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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