



The Old School
Welton, Lincoln

BROWN & CO



The Old School House, Lincoln Road, Welton, Lincoln

A rarely available opportunity to acquire two four-bedroom period houses and four flats all with parking in the heart of the highly sought after and well served village of Welton. Previously the village school which has been converted to create substantial accommodation ideal for multi-generational living or a superb investment opportunity with the four flats currently let with a total rent passing of £29,100 per annum



ACCOMMODATION

Entrance Porch

Main entrance door, double glazed windows, doors to;

Lounge

Double glazed window to front, gas fire, stairs rising to first floor, radiator.

Dining Room

Double glazed window to front, wood burning stove, exposed beams to ceiling, storage cupboard, radiator.

Rear Hall

Door leading to rear yard, radiator.
Utility Cupboard housing washing machine.

Shower Room

Double glazed window to rear, WC, vanity wash basin, shower cubicle, heated towel rail.

Kitchen

Double glazed windows to side and rear, one and half stainless drainer sink, worktop, base and eye level storage units, gas AGA, integrated four ring gas hob with oven below, spaces for fridge and dishwasher, pantry and boiler.

First Floor Landing

Velux window and loft access

Bedroom One

Double glazed window to front and side, built in wardrobe, two radiators.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Doble glazed window to rear, built in wardrobe, airing cupboard., radiator.

Dressing area

Double glazed window to rear, storage cupboard, radiator.

Bathroom

Double glazed window to rear, bath with wall mounted shower unit over, WC, vanity wash basin, heated towel rail.

Bedroom Four

Double glazed window to front, radiator.

Tenure & possession

Freehold and for sale by private treaty.

Council tax

Band

Mobile

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone. Full results can be found by putting the postcode in here

<https://checker.ofcom.org.uk/>

Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

Services

We understand from the seller that mains water, gas, electric and mains sewers are connected to the property.



The Old School, Lincoln Road, Welton, Lincoln

A semi-detached period property which extends to around 1,783 sq ft. The well-proportioned accommodation comprises a kitchen/Diner, study, wet room and lounge to the ground floor with three bedrooms and family bathroom to the first floor. Outside there is a shared garden area and off street parking.



Kitchen/Diner

Double glazed French doors to front, double glazed window to rear, one and half stainless steel drainer sink, worktop, base and eye level storage units, integrated four ring gas hob and oven, spaces for washing machine and dishwasher, pantry, two radiators.

Rear Hall

Side entrance door, space for fridge freezer, shelving

Study

With built in cupboards, radiator.

Hall

Entrance door, stairs rising to first floor, double glazed window two radiators.

Wet Room

Double glazed window to side, walk in shower, WC and vanity wash basin unit, heated towel rail.

Lounge

Double glazed windows to front and side, brick fireplace, two radiators.

First Floor

Landing

Velux window, loft access, radiator.

Bedroom One

Double glazed window to front and side, walk in wardrobe, radiator.

Bedroom Two

Double glazed window to side, Velux window, radiator.

Dressing Room/Bedroom Four

Double glazed window to rear, Velux window radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Velux window WC, pedestal wash basin, bath with wall mounted shower unit over, heated towel rail. Airing cupboard

Tenure & possession

Freehold and for sale by private treaty



Flats 1-4, The Old School, Lincoln Road, Welton, Lincoln

Flat 1 - Let on AST at £725 pcm

Entrance Hall

Front door, stairs leading to bedroom, loft access, radiator.

Living Room

Two double glazed windows to front, radiator opening into:

Kitchen

Double glazed window to rear, stainless steel drainer sink, worktop, matching base and eye level storage units, spaces for washing machine, fridge freezer and cooker, boiler and radiator.

Wet Room

Double glazed window to rear, WC, pedestal wash hand basin, walk in shower with shower rail and curtain, radiator.

Bedroom

Double glazed window to front, radiator.

Flat 2 - Let on AST at £475 pcm

Entrance Hall

Front entrance door, boiler, radiator.

Living Room

Doble glazed window to front and side elevations, radiator.

Kitchen

Velux window, stainless steel drainer sink, worktop, base and eye level storage units, spaces for cooker, washing machine and fridge freezer, radiator.

Hallway

Loft access, storage cupboard, radiator.

Bedroom

Double glazed window to front, radiator.,

Bathroom

Double glazed window to side, WC, pedestal wash hand basin, bath with wall mounted shower unit over, radiator

Flat 3 - Let on AST at £450 pcm

Entrance Hall

Front entrance door, two radiators.

Bedroom

Double glazed window to front, radiator.

Living Room

Double glazed window to front, radiator.

Kitchen

Double glazed window to front, stainless stell drainer sink, work top, base and eye level storage units, spaces for washing machine, cooker and fridge freezer, airing cupboard housing boiler, radiator.

Bathroom

WC, pedestal wash hand basin, bath with wall mounted shower unit, shoer rail and shower screen.

Flat 4 - Let on AST at £775 pcm

Entrance Hall

Front entrance door, stairs rising to first floor, boiler.

First Floor

Landing Area

Living Room

Two Velux windows, storage cupboard, radiator.

Kitchen

Velux window, stainless steel drainer sink, worktop, base level units, spaces for washing machine, cooker and fridge freezer.

Hallway

Two Velux windows, radiator

Bedroom One

Two Velux windows, radiator.

Bathroom

Velux window, WC pedestal wash basin, bath with wall mounted etc, radiator.

Outside

To the front is a good-sized garden with lawn, ponds, hardstanding area, whilst to the rear is an enclosed yard with two brick outbuidings. There is also a large parking area with spaces serving both houses and the flats.

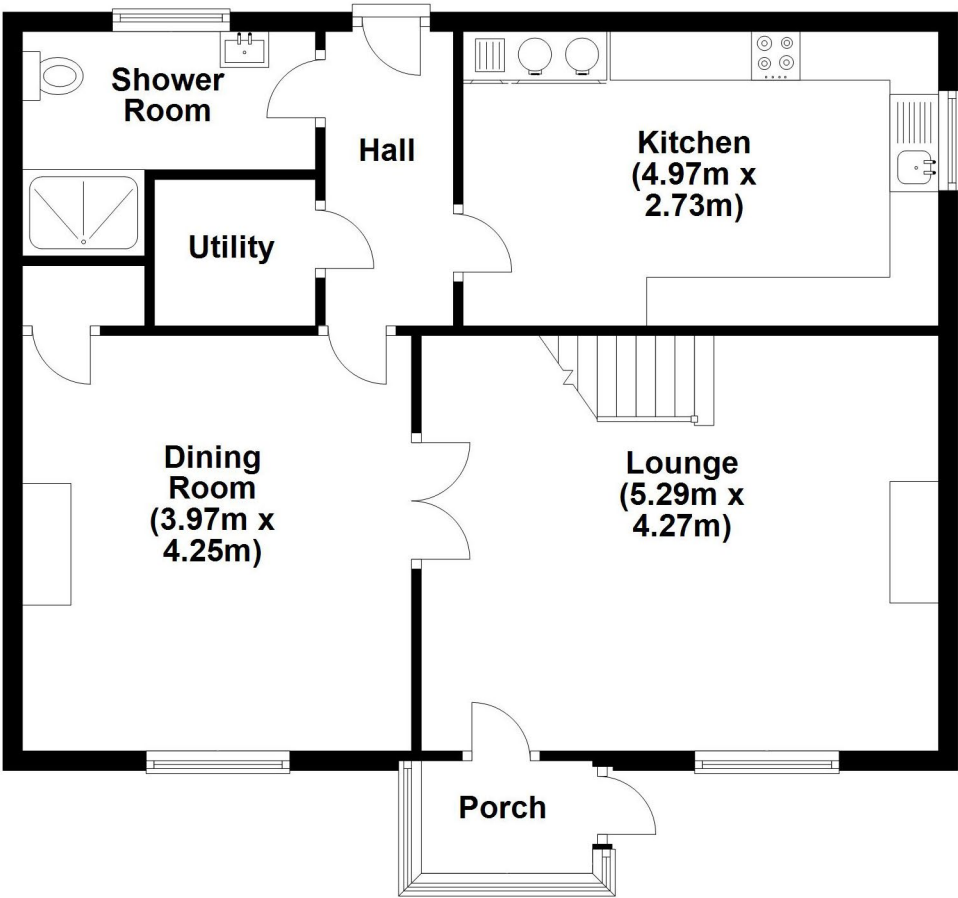




The Old School House

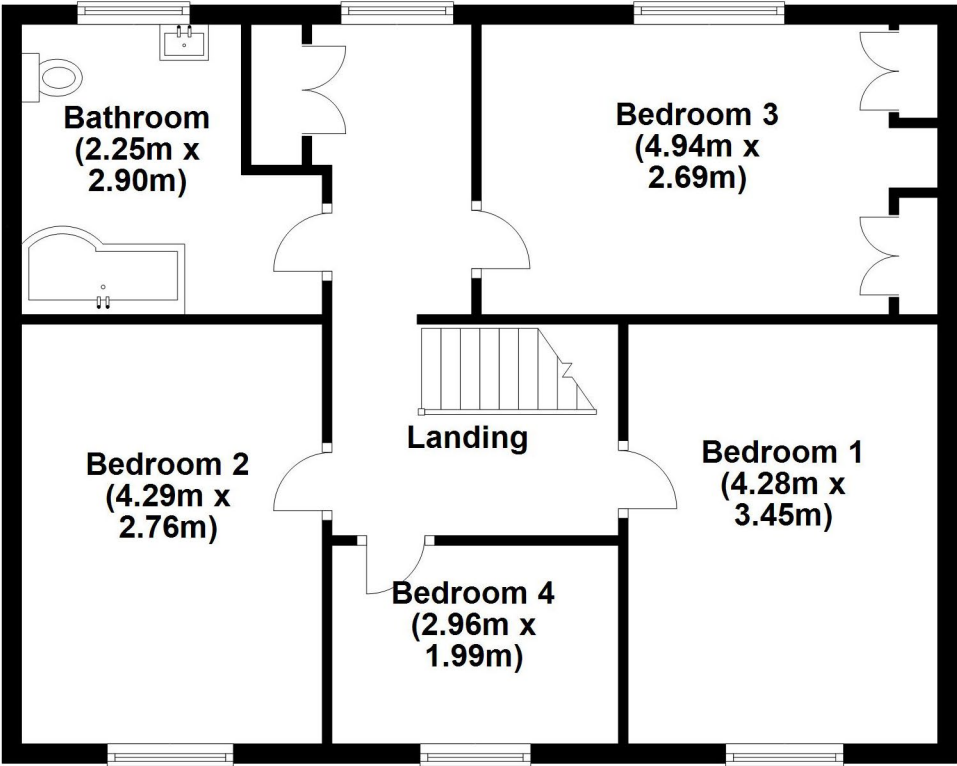
Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



First Floor

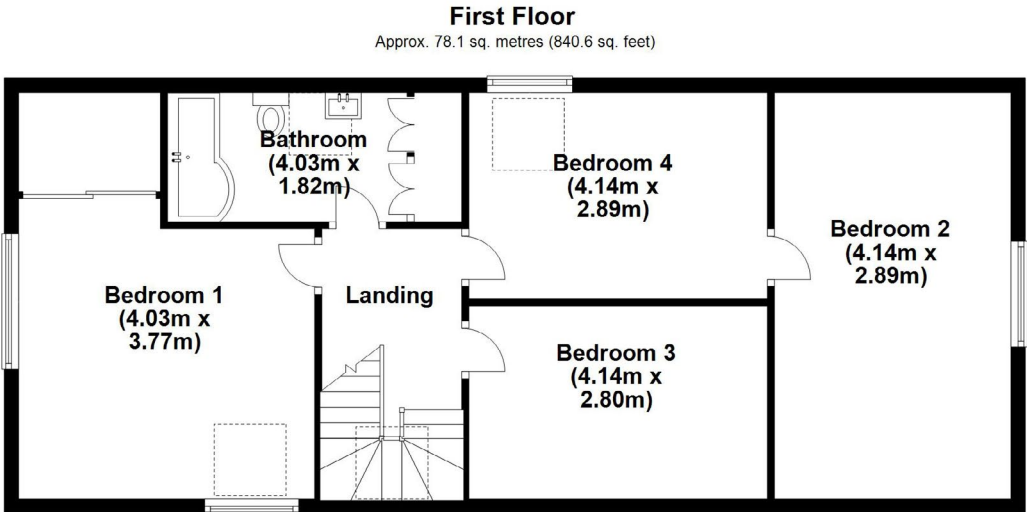
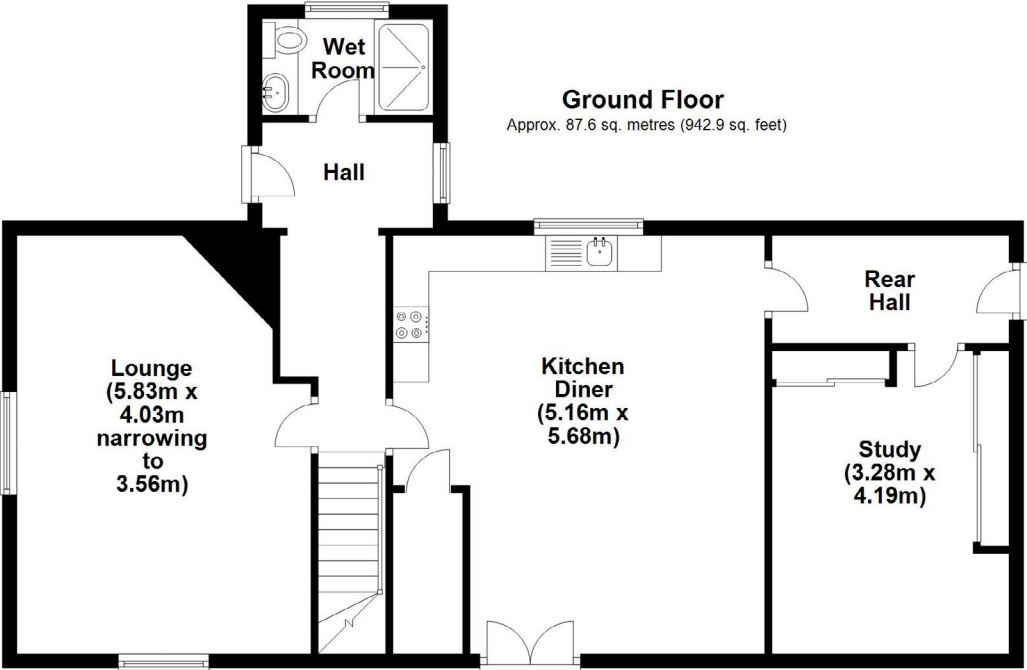
Approx. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 141.9 sq. metres (1527.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

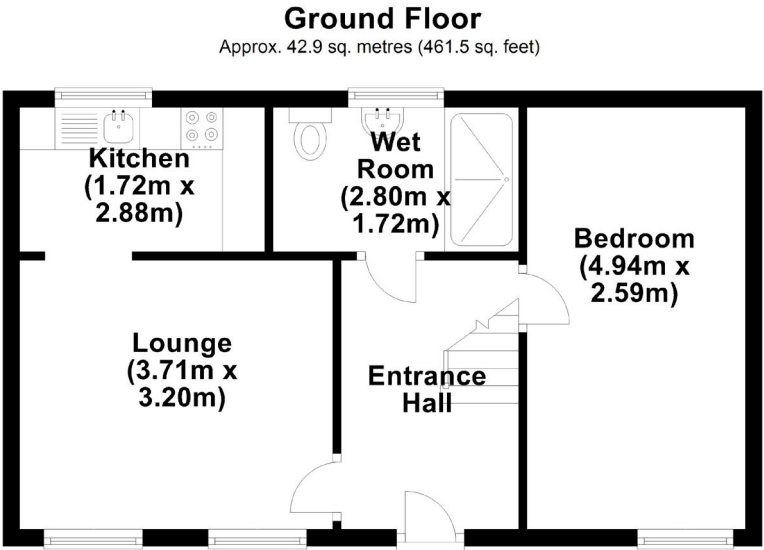
The Old School



Total area: approx. 165.7 sq. metres (1783.5 sq. feet)

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Plan produced using PlanUp.

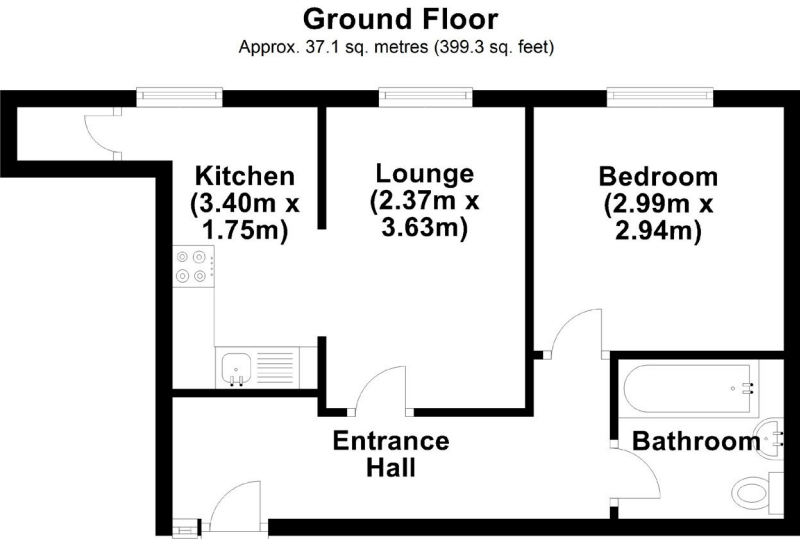
Flat 1



Total area: approx. 42.9 sq. metres (461.5 sq. feet)

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Plan produced using PlanUp.

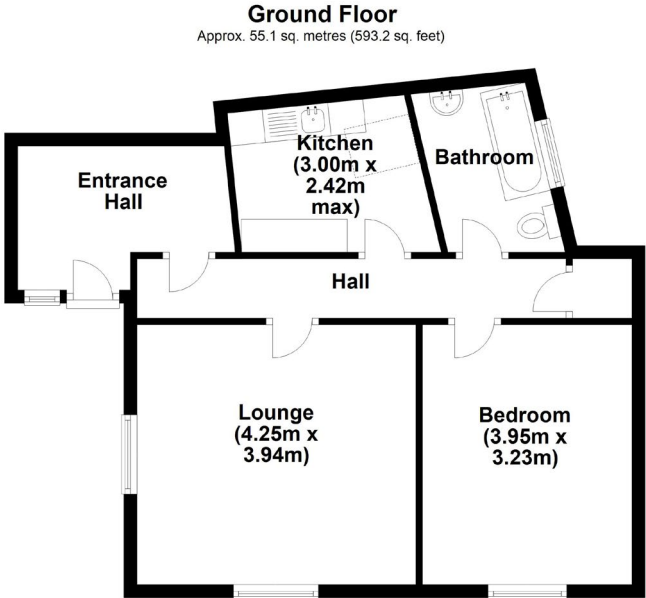
Flat 3



Total area: approx. 37.1 sq. metres (399.3 sq. feet)

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Plan produced using PlanUp.

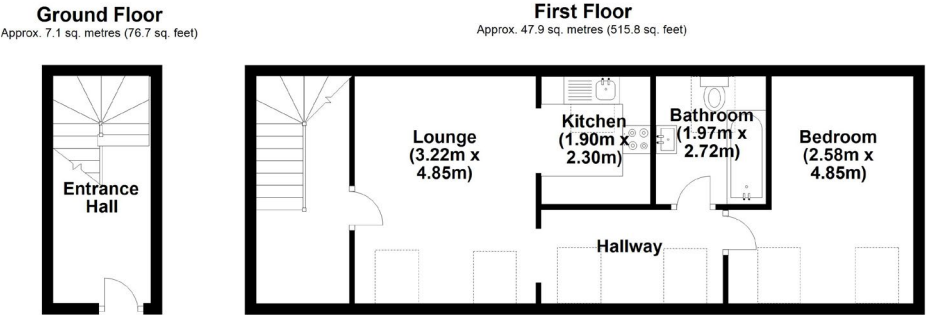
Flat 2



Total area: approx. 55.1 sq. metres (593.2 sq. feet)

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Plan produced using PlanUp.

Flat 4



Total area: approx. 55.0 sq. metres (592.5 sq. feet)

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Plan produced using PlanUp.



Directions - LN2 3LS

<https://what3words.com/trappings.choppers.increment>

Energy performance certificate (EPC)

The Old School Lincoln Road LINCOLN LN2 3LS	Energy rating D	Valid until 28 November 2033 Certificate number: 4260-8714-0222-1327-3873
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Property type: Mid-terrace house
Total floor area: 160 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-should-read-property-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

The Old School House 2 Lincoln Road LINCOLN LN2 3LS	Energy rating D	Valid until 28 November 2033 Certificate number: 3415-3866-3209-3417-0004
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Property type: Semi-detached house
Total floor area: 131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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Energy performance certificate (EPC)

4, Old School Yard LINCOLN LN2 3LS	Energy rating C	Valid until 8 November 2038 Certificate number: 9563-3811-7398-9308-1271
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Property type: Ground-floor flat
Total floor area: 42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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Energy rating and score

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the average energy score is 60

Energy performance certificate (EPC)

2, Old School Yard LINCOLN LN2 3LS	Energy rating C	Valid until 8 November 2038 Certificate number: 9104-3841-7691-9308-5461
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Property type: Ground-floor flat
Total floor area: 48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-should-read-property-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

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For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

4, Old School Yard LINCOLN LN2 3LS	Energy rating C	Valid until 8 November 2038 Certificate number: 0318-4838-0209-9838-9074
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Property type: Ground-floor flat
Total floor area: 35 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-should-read-property-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

4, Old School Yard LINCOLN LN2 3LS	Energy rating C	Valid until 8 November 2038 Certificate number: 8562-7916-0228-0166-7883
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Property type: Top-floor flat
Total floor area: 59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-should-read-property-energy-efficiency-standard-landlord-guidance)

Energy rating and score

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the average energy score is 60

Buyer identity check

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Agent

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