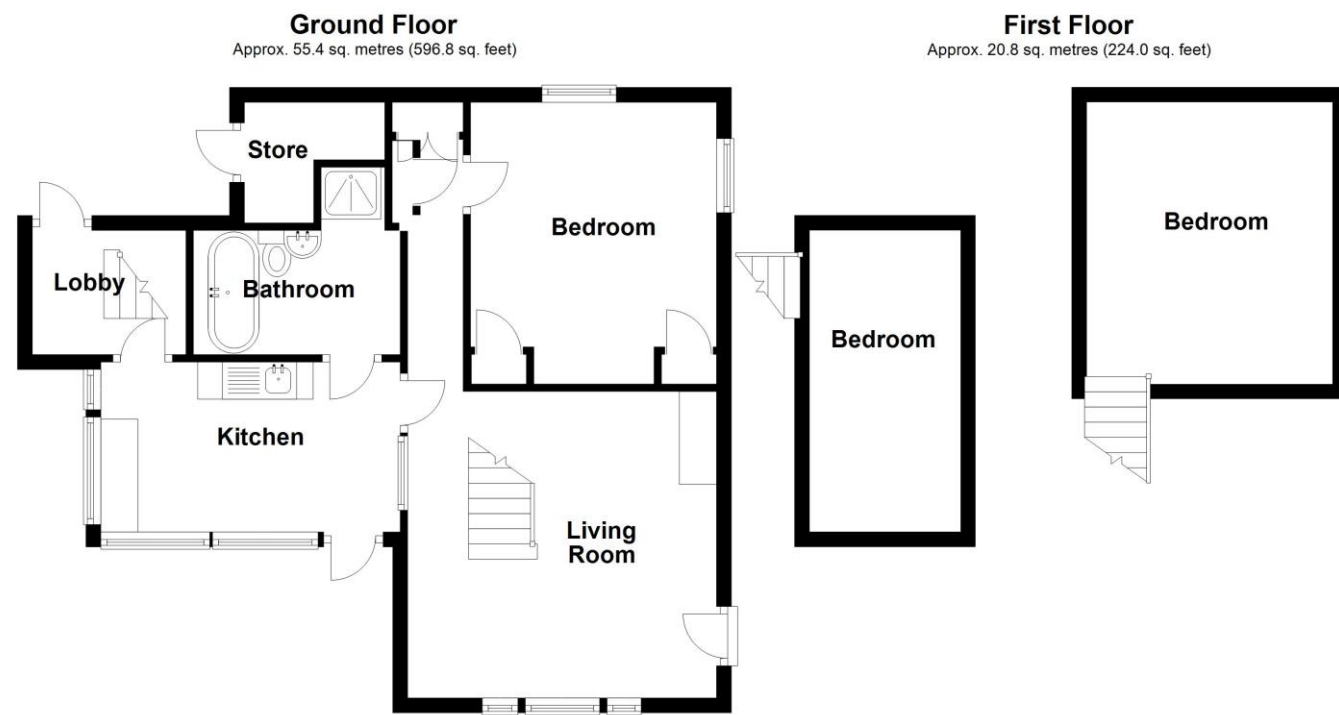


The Old School, Aunsby, Sleaford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			105
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 76.3 sq. metres (820.8 sq. feet)



The Old School, Aunsby, Sleaford, Lincolnshire, NG34 8TA

£240,000 Freehold

A beautiful former village school this stone three bedroom home still retains period features and historic quirks hinting at its past such as vintage graffiti in the entrance from bored school children and a superb vaulted beamed and braced ceiling.

Former Village Stone School | Three Bedrooms | Period Features | Off Road Parking | Gravelled Courtyard Garden | Desirable Village | Viewing Essential



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See things differently.



See things differently.

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ACCOMMODATION

Living Room - 13'9" x 13'5" (4.2m x 4.1m) Approached through an arched stone vestibule a shaped hardwood door leads to the Living Room with part stain glass window to front elevation, window to side elevation, a vaulted beamed and braced ceiling, part panelled walls, log burner in recessed fitment with Adam style surround, stairs to mezzanine bedroom.

Mezzanine Bedroom - 13' x 12'4" (3.96m x 3.76m) Set into the vaulted and beamed ceiling this character room has a cosy cottage feel and window to rear elevation.

Ground Floor Bedroom - 12'8" x 10'5" (3.86m x 3.18m) Having windows to both side and rear elevation, a range of fitted furniture including wardrobes and over head storage, beamed ceiling.

Inner Hall - Having two built in storage cupboards.

Kitchen - 13'3" x 7'6" (4.04m x 2.29m) windows to front and side elevations, hardwood door to front elevation, fitted double base unit with stainless steel sink, separate double base unit, contemporary flooring.

Bathroom - Fitted with a 4 piece suite comprising freestanding roll top bath with mixer shower over, close coupled WC, pedestal hand wash basin, ceramic tiled shower cubicle with electric shower over.

Rear Lobby - Tiled and wood flooring, door to rear aspect, ladder staircase to bedroom.

Bedroom - 14' x 7'3" (4.27m x 2.2m) Windows to front and rear elevations, shaped pitched ceiling.

Outside - To the front of the property is a gravelled driveway offering off street parking and a covered paved seating area.

The rear is laid to a low maintenance gravelled courtyard garden.

The gardens continue to the side aspect with a raised patio currently housing hot tub, a substantial timber outbuilding split into 2 rooms, a store 9'5" x 3'5" and a rear room currently used as a guest bedroom 9'8" x 9'6"

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND



B