

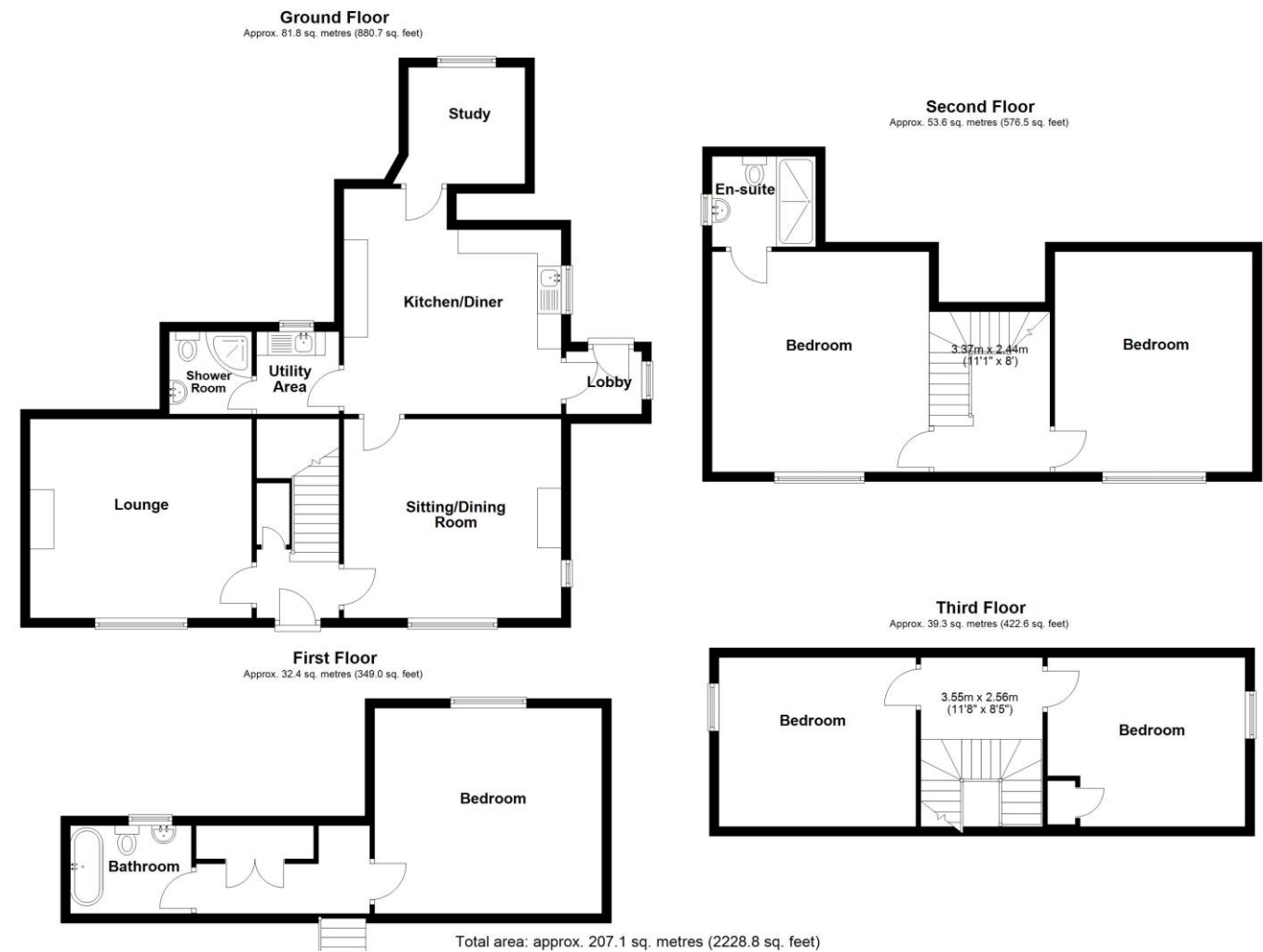
The Old School House, London Road, Osbournby, Sleaford

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



The Old School House, 41 London Road, Osbournby, Sleaford, Lincolnshire, NG34 0DG

£475,000 Freehold

The Old School House is a truly distinctive period home, rich with character and set within the heart of a charming village. Its handsome stone exterior, traditional red-tiled roof, and mature gardens create an enchanting first impression, with the neighbouring church providing a picturesque backdrop.

Charming Stone-Built Period Home | Spacious Four-Storey Accommodation | Two Generous Reception Rooms | Five Well-Proportioned Bedrooms | Character Features Throughout Property | Established Private Landscaped Gardens | Sought-After Village Location | Picturesque Church Backdrop Setting



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DESCRIPTION

Stepping inside, the property reveals an abundance of space spread over four floors, thoughtfully combining original features with homely comfort. The kitchen/diner forms the hub of the home, complete with exposed beams, a range cooker, and ample room for family meals. From here, a study offers a quiet retreat for work or reading, while a utility area and ground-floor shower room add everyday practicality.

Two welcoming reception rooms provide flexibility for both formal and relaxed living. The lounge, with its warm décor and feature fireplace, is perfect for cosy evenings, while the sitting/dining room enjoys views over the garden and space for entertaining on a larger scale.

Upstairs, the first floor is home to a generous principal bedroom and a family bathroom. The second floor offers two further spacious bedrooms, one with an en-suite shower room, ideal for guests or older children seeking privacy. On the third floor, two charming attic bedrooms with characterful sloping ceilings complete the accommodation, offering versatility for use as bedrooms, hobby rooms, or additional study space.

The gardens are a particular highlight, thoughtfully landscaped to provide multiple seating areas, a wrought-iron gazebo, established planting, and lawns bordered by mature hedging and stone walls for privacy. A secluded courtyard patio is ideal for al fresco dining, and a separate section of garden offers scope for a vegetable patch or further planting.

Perfectly positioned for village amenities yet enjoying a tranquil setting, The Old School is a home that blends history, charm, and practicality. With its generous living space, beautiful gardens, and unique character, it offers a rare opportunity to acquire a property of such individuality.

ACCOMMODATION

Entrance Hall

Kitchen Dining Room - 15'6" x 14' (4.72m x 4.27m)

Study - 8'1" x 8' (2.46m x 2.44m)

Utility Room - 15'8" x 6' (4.78m x 1.83m)

Groundfloor Shower Room - 6'5" x 5' (1.96m x 1.52m)

Sitting Room - 15'1" x 13'8" (4.6m x 4.17m)

Lounge - 115'3" x 13'9" (35.13m x 4.2m)

Bedroom - 15'8" x 14'2" (4.78m x 4.32m)

Bathroom - 8'4" x 6' (2.54m x 1.83m)



Bedroom - 15'2" x 14'11" (4.62m x 4.55m)

En-Suite - 7'1" x 6'3" (2.16m x 1.9m)

Bedroom - 15'2" x 13'7" (4.62m x 4.14m)

Bedroom - 15'3" x 13'2" (4.65m x 4.01m)

Bedroom - 11'9" x 11'5" (3.58m x 3.48m)

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth 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. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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