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**FOR SALE**  
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Old School House, Brandon Road, Stubton

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OLIVER REILLY







# Old School House, Brandon Road, Stubton

Guide Price £350,000 - £350,000

- INDIVIDUAL DETACHED BUNGALOW
- IDYLIC SEMI-RURAL VILLAGE LOCATION
- CONTEMPORARY KITCHEN & BREAKFAST ROOM
- SUPERB DETACHED HOME OFFICE
- MULTI-CAR DRIVEWAY
- THREE WELL-PROPORTIONED BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- TWO SHOWER ROOMS
- LOW-MAINTENANCE GARDEN/ OUTDOOR KITCHEN
- CAPTIVATING CHURCH VIEWS! Tenure: Freehold EPC 'F'

Guide Price: £330,000-£350,000. EXPECT THE UNEXPECTED!.. This Individual three bedroom detached residence is something VERY special! Boasting SPACE, STYLE, AND SERENITY IN ABUNDANCE!.

This unique dormer bungalow enjoys a captivating position in the heart of a picturesque semi-rural village, situated on the outskirts of Newark and Lincoln. Enjoying a private and peaceful setting, enriched with fabulous Church views!

If you're looking for a bright and airy layout with a free-flowing level of VERSATILITY. Then... LOOK NO FURTHER! The deceptively spacious accommodation comprises: Inviting entrance hall, a well-appointed eye-catching kitchen with a range of integrated appliances, OPEN-PLAN through to a breakfast room, a large DUAL-ASPECT lounge with delightful feature fireplace with inset log burner and French doors opening into a LOVELY BEAMED DINING ROOM with BI-FOLD DOORS! The ground floor is further benefited with two WELL-PROPORTIONED bedrooms and a stylish shower room.

The first floor welcomes a BEAUTIFUL MASTER BEDROOM with a luxurious EN-SUITE shower room.

Externally, the wonderful corner plot position provides a MULTI-CAR DRIVEWAY, enclosed formal garden and a magnificent low-maintenance terrace, with decking, provision for a hot tub and an outdoor kitchenette. The ICING ON THE CAKE... has to be the wonderful DETACHED HOME OFFICE. Currently utilised as a further reception space and a tranquil escape. Providing power, lighting and electric heating.

Further benefits of this magnificent ONE-OF-A-KIND home includes uPVC double glazing and LPG (Calor) heating, via a combination boiler.

Promising ALL YOU CAN WANT AND MORE!... This bespoke BEAUTY oozes charm, character and personality. SETTING THE STANDARD from the moment you step inside!



## ENTRANCE HALL:

22'10 x 13'6 (6.96m x 4.11m)

Accessed via composite external door. Providing complementary sandstone tiled flooring, three double panel radiators, three ceiling light fittings and an oak staircase with exposed brick wall rising to the master bedroom. uPVC double glazed window to the front elevation. The hallway gives access into the lounge, two ground floor bedrooms, shower room and kitchen/ breakfast room. Max measurements provided.

## KITCHEN:

10'2 x 7'5 (3.10m x 2.26m)

Of eye-catching contemporary design. Providing ceramic tiled flooring. The well-appointed kitchen provides a wide range of fitted wall and base units with oak work surfaces over and two Larder cupboards. Inset Belfast sink with oak routed drainer. Integrated fridge, dishwasher, washing machine, medium height 'NEFF' double oven, a separate four ring induction hob with extractor hood above and ceramic walled tiled splash backs behind. Recessed ceiling spotlights, uPVC double glazed window to the side elevation. OPEN-ACCESS through to the breakfast room.

## BREAKFAST ROOM:

7'8 x 7'5 (2.34m x 2.26m)

With continuation of the ceramic tiled flooring. Hosting a fitted breakfast bar and an additional range of fitted base units with flat-edge oak work surfaces over. Double panel radiator, ceiling light fitting and a uPVC double glazed window to the side elevation.

## DUAL-ASPECT LOUNGE:

16'5 x 11'10 (5.00m x 3.61m)

Accessed via an oak door. This excellent sized reception room provides complementary oak engineered flooring, oak skirting boards, two double panel radiators, a central ceiling light fitting, smoke alarm, TV /telephone connectivity point. Exposed brick feature fireplace, housing an inset log burner with tiled hearth and complementary wooden mantle above. uPVC double glazed window to the side elevation and a uPVC double glazed bow-window to the front elevation. Access into the separate dining room via uPVC double glazed French doors. into the separate dining room.

## DINING ROOM:

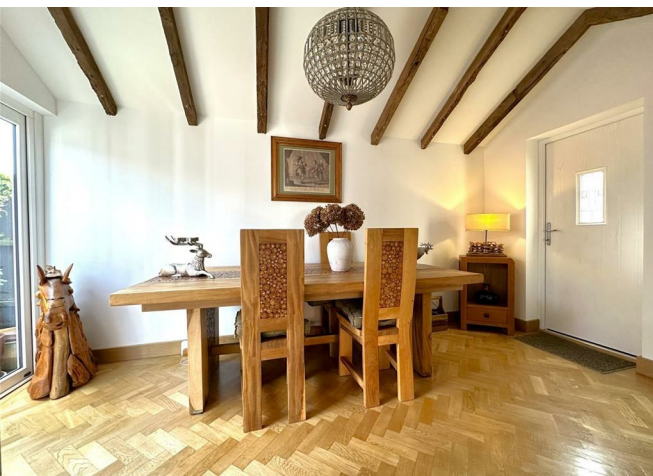
14'1 x 7'9 (4.29m x 2.36m)

A wonderful and spacious reception room, providing complementary Parquet flooring,, ceiling light fitting and a stylish vertical radiator. Wonderful pitched roof with exposed decorative beams. A high-level cupboard houses the electrical RCD consumer unit. Sufficient space for a large dining table and chairs. BI-FOLD DOORS open out onto a decked sun terrace. A side composite external door also opens out to a useful paved and slate shingled side courtyard, with provision for two sheds two external up/ down lights and access to the Calor gas supply.

## MASTER BEDROOM:

14'8 x 10'8 (4.47m x 3.25m)

A generous principle DOUBLE bedroom. Located on the first floor. Providing grey carpeted flooring, recessed ceiling spotlights, smoke alarm, oak skirting boards, stylish anthracite grey radiator, a fitted cupboard with oak door, housing the boiler and a complementary exposed brick feature wall with light fitting above the oak staircase. uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided.







**FIRST FLOOR EN-SUITE SHOWER ROOM:**  
Of luxurious modern design. Providing complementary wood-effect vinyl flooring. A low-level W.C with integrated push-button flush, two integrated storage cupboards, a large wash hand basin with chrome mixer tap, inset to a floating vanity drawer storage unit with partial grey tiled splash back behind. A large double shower with floor to ceiling marble-effect aqua boarding with recessed shelving, mains shower facility and, handheld shower head and additional rainfall effect shower head above. Shaver point, stylish black double panel vertical radiator, recessed ceiling spotlights and extractor fan. Max measurements provided.

7'4 x 5'10 (2.24m x 1.78m)

**BEDROOM TWO:**  
Accessed via a complementary oak internal door. A lovely DOUBLE bedroom, providing carpeted flooring, oak skirting boards, a large double panel radiator, ceiling light fitting, and a large uPVC double glazed window to the side elevation.

11'7 x 7'7 (3.53m x 2.31m)

**BEDROOM THREE:**  
Accessed via a complementary oak internal door. A well-appointed bedroom, providing carpeted flooring, oak skirting boards, a double panel radiator, ceiling light fitting, fitted storage cupboard and a uPVC double glazed window to the rear elevation .Max measurements provided.

13'5 x 7'5 (4.09m x 2.26m)

**GROUND FLOOR SHOWER ROOM:**  
Accessed via an oak single sliding door. Of stylish contemporary design, with continuation of the sandstone tiled flooring. A low-level W.C with wall inset push-button flush. Wash hand basin with chrome mixer tap and splash back. Inset to a fitted vanity storage cupboard. fitted shower cubicle with mains shower facility and floor to ceiling aqua boarding. White heated towel rail, recessed ceiling spotlights and extractor fan.

8'8 x 2'8 (2.64m x 0.81m)

**DETACHED HOME OFFICE:**  
With hardwood cladding and external recessed LED spotlights. Accessed via uPVC double glazed French doors with two full height uPVC double glazed side panels. Providing wood-effect laminate flooring, recessed ceiling spotlights, an extensive range of double power sockets and a wall mounted electric heater. Currently utilised as a home entertainment space but offers great scope to be used for a variety of individual purposes.

13'1 x 9'1 (3.99m x 2.77m)

**OUTDOOR KITCHENETTE:**  
With a sloped roof. External light, power socket and provisional space for a stainless steel preparation area.

8'8 x 6'7 (2.64m x 2.01m)

**EXTERNALLY:**  
The front aspect is greeted via a slate shingled MULTI-CAR DRIVEWAY, with Victorian lamp-post. Giving access to the front entrance door with external up/ down light. There is a wrap-around picket fenced boundary and a low-level access gate opening into a formal garden. Predominantly laid to lawn with decorative planted borders. A secure timber side gate leads into a beautifully tranquil entertainment space with an extensive raised terrace. Provision for a water feature. Provision for a hot tub and an outdoor kitchenette. Access into the detached home office. There are fenced side and rear boundaries with a captivating outlook over the local church.

**Services:**  
Mains water and electricity are all connected. The property also provides LPG (Calor) heating with a combination boiler, a septic tank and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 970 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the external home office.



**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**  
South Kesteven District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'F' (37)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Stubton**  
This property is situated in a quiet and desirable village location, approximately 7 miles East from the popular market Town of Newark-On-Trent, which has a fast track rail service to London Kings Cross in approximately 70 minutes from Newark North Gate Station. There is ease of access onto the A52, providing access to Dry Doddington, Beckingham, Sleaford and to Lincoln. The village hosts a community hall, St. Martins Church and the popular Grade II listed Stubton Hall which is a superb venue for Weddings and other functions. The village won the 'Best Kept village' award in 2012' and is within close proximity into the neighbouring village of Claypole, which hosts a wide range of on-hand amenities, including a village shop, butchers, 'The Five Bells' public house and local primary school.

**Viewing Arrangements:**  
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**  
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**  
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



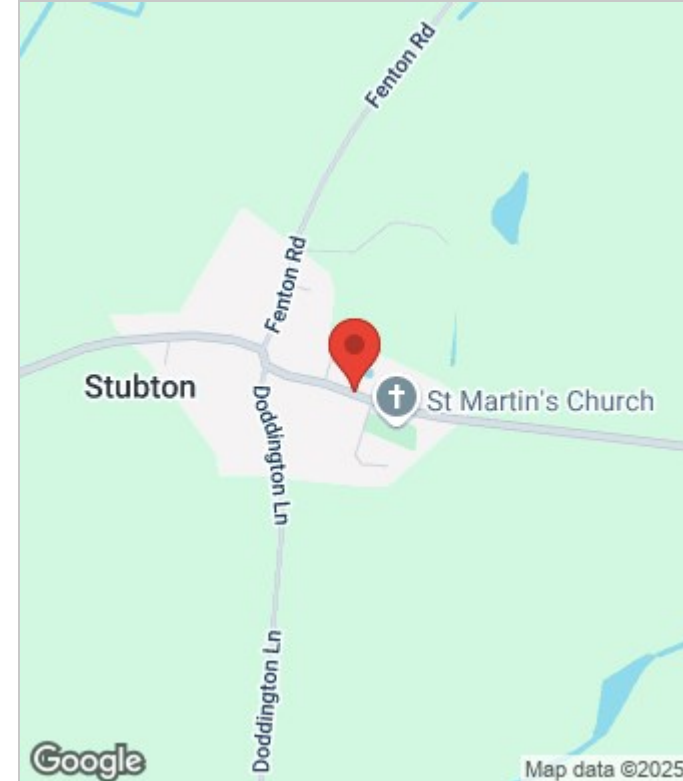




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

