



The Old School

Martin Road, Timberland, Lincoln, Lincolnshire LN4 3RU

£425,000

BELL



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Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

The Old School is a striking, Grade II family home of some considerable charm, with a beautiful rear garden, providing versatile accommodation across multiple floors and split levels: with up to five bedrooms. Retaining the external character of an early Victorian village school, the property enjoys spacious kitchen and dining and lounge spaces to the ground floor; alongside an initial two bedrooms, flexible snug, shower room and bathroom. The first floor is laid out with initial bedroom and bathroom; stepping up to the first eaves bedroom – with a low door leading through to the final potential bedroom space.

Accommodation

Entered into the front through wooden single glazed obscure door into:

Entrance Hallway

With wooden doors to storage space, tiled flooring, open doorway to hall and wooden door to:

Shower Room

With wooden obscure glazed window to side and having low-level WC, hand wash basin to storage unit and corner shower cubicle with tiles surround and electric shower over. There is a radiator and tiled flooring.

Hallway

Across split levels, with radiator, wooden doors to ground floor accommodation and carpeted stairs to first floor.

Lounge 16' 6" x 13' 9" (5.03m x 4.19m)

With wooden windows to side and rear and having radiator and gas fire to tiled stand flanked by built-in shelving units.





Dining Room 14' 4" x 13' 6" (4.37m x 4.11m)

With skylight to ceiling, lights to walls and ceiling, wood effect flooring and radiator.

Breakfast Kitchen 16' 4" x 14' 6" (4.97m x 4.42m)

With uPVC double glazed windows to side and rear and having storage units to base and wall levels plus central island and 1 1/2 sink and drainer to roll edge worktop. There is an Indesit oven and grill, four ring hob beneath extractor canopy, tiled flooring and wooden door to under stairs storage space.

Bedroom 15' 6" x 12' 1" (4.72m x 3.68m) max plus built-in furniture

With wooden window to front and built-in suite of bedroom furniture.

Bathroom 10' 9" x 6' 0" (3.27m x 1.83m)

With wooden window to front and having low-level WC, bath with shower attachment, pedestal sink, radiator and tiled flooring.

Bedroom 10' 9" x 9' 6" (3.27m x 2.89m)

With wooden window to front and having sink to storage unit, built-in furniture and radiator.

Snug 13' 2" x 11' 5" (4.01m x 3.48m)

With wooden windows to front and side, radiator and spiral staircase to further bedroom.

Up carpeted stairs with oak balustrade to:

First Floor

Gallery Landing

With radiator, wooden doors to bedrooms and bathroom.

Bedroom 13' 4" x 11' 0" (4.06m x 3.35m)

With uPVC double glazed window to rear, radiator and built-in bedroom furniture.

Bathroom 10' 3" x 7' 9" (3.12m x 2.36m)

With skylight to side and having low-level WC, pedestal sink and bath with electric shower over. There is tile effect flooring and radiator.

Up carpeted steps from landing to:

Further Bedroom 13' 10" x 13' 6" (4.21m x 4.11m) max with sloping ceiling and beams across

With wooden single glazed windows to side, radiator, spiral staircase to snug and short wood door to:





Eaves Bedroom 14' 0" x 9' 6" (4.26m x 2.89m) with sloping ceilings and beams across

With wooden glazed windows to side, radiator, wooden doors to eaves storage spaces and a large store.

Please Note: Both 'second floor' bedrooms have headroom restricted by beams running through the rooms, and the 'eaves bedroom' is accessed via a short door.

Outside

The property is approached to the front over a brick paved driveway with parking space to the front and down the side, leading to the **Garage**.

The front garden is graveled with fence and shrubs to the front. A gate from the driveway leads to the child and pet friendly, secure rear garden.

The rear is initially laid to brick paved patio space, stepping up to the landscaped garden predominantly laid to lawn with flower beds contained by stones and low-level brick wall, mature tree and shrubs and mixed hedged and fenced boundaries. To the rear stands a timber framed **Summer House/Workshop** with decking alongside.

Further Information

Mains Water and Drainage Oil central heating. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155. DISTRICT COUNCIL TAX BAND = E
EPC RATING = exempt

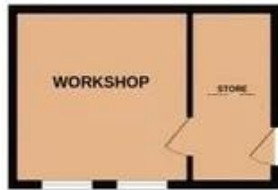
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL
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Brochure prepared 21.04.2026







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