



## APPLE TREE COTTAGE

22 DARK LANE WHATTON NOTTINGHAMSHIRE NG13 9FE

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
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## APPLE TREE COTTAGE

An appealing well designed end cottage property, one of a row of four properties overlooking the village sports field on the south-eastern edge of the Aslockton, literally a stone's throw from the rail station which gives direct access into Nottingham and Grantham in a scheduled journey time of 15 minutes.

The house has been planned on two levels having an entrance hall with cloakroom and separate cloaks store, a private sitting room overlooking the south garden and a well fitted breakfast kitchen on ground floor level, with three bedrooms, one having an en-suite shower and bathroom on first floor level.

Central heating is by a Vaillant gas central heating system complemented by sealed unit UPVC double glazing and there is an extensive parking area accessed from Cottage Avenue, from which there is a gated pedestrian access directly into the level south facing garden.

Please note that whilst the postal address states that the house is within the village of Whatton, it would be more accurate to state that Apple Tree Cottage classed as being in the neighbouring village of Whatton, it is literally within a stone's throw of Aslockton sports ground and the railway station and within easy walking distance of "The Pantry" a small superbly run village store and the thriving Thomas Cranmer Primary School.

The thriving market town of Bingham is some three miles or so to the west offering a wide range of retail amenities, medical and dental practices and Toot Hill a highly respected secondary school and a superb recently opened leisure centre and swimming pool.

**PRICE GUIDE: £245,000**



*Please note the furniture in these photographs has recently been removed from the property.*

## SERVICES

Mains gas, electricity and drainage are connected.  
BT Telephone service connected.

Please note the Vaillant gas central heating boiler was installed in June 2022 and the property is offered with the remaining term of the Manufacturers 10 Year Guarantee.

## LOCAL AUTHORITY

*Council Tax Band B*  
Rushcliffe Borough Council  
Civic Centre, Pavilion Road,  
West Bridgford, Nottingham NG2 5FE

0115 981 9911  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

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## FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>  
Ref No: 0390-2922-2340-2224-2721

## VIEWING ARRANGEMENTS

If you are interested in Apple Tree Cottage and would like to arrange a viewing, please contact us on 01636 815544

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## GROUND FLOOR

### Entrance Hall

Traditional design main entrance door with external Stratford storm shelter.  
Central heating radiator.

### Separate WC

Low level WC and pedestal wash basin and high level extraction fan.

Separate Cloaks Store

### Sitting Room

4.70m x 4.15m (15'6" x 13'6")  
A private sitting room with an aspect over the garden with double casement doors.  
Freestanding electric fire.  
Ample dining table space.  
Central heating radiator.

### Fitted Kitchen

3.85m x 2.40m. (12'6" x 7'9")  
Extensive range of units having with high grade work surfaces and AEG stainless steel four ring hob and electric oven.  
Circular stainless-steel wash bowl with draining surface.

Full height CDA refrigerator - freezer with separate larder store.  
High level range of wall cabinets with canopied extraction fan.  
Connections for washing machine and dishwasher.  
Central heating radiator.

## FIRST FLOOR

### Upper Landing

Airing Cupboard with Vaillant Ecotec 825 gas central heating boiler and linen storage.

### Bedroom One

3.75m x 2.60m (12'3" x 8'6")  
Overlooking the village sports ground.  
Central heating radiator.

### En Suite Shower Room

Pivotal door shower cubicle with Mira shower. Ideal pedestal wash basin and a low-level WC. Heated towel rail and Vent-Axia extraction fan.

### Bedroom Two

3.15m x 2.60m (10'3" x 8'6")  
Overlooking the south-west facing garden.  
Central heating radiator.

### Bedroom Three

2.15m x 1.95m (7'0" x 6'3")  
Please note that this bedroom has been fitted with two full height wardrobe units and chest of drawers' storage. Central heating radiator.

### Bathroom

Panelled bath with shower handset and extensive tiling. Pedestal basin and WC.  
Heated towel – central heating radiator.  
Extraction fan and electric shaver point.

## GARDENS AND PARKING SPACE

22 Dark Lane stands in a slightly elevated setting above Dark Lane overlooking the sports ground. Lawned frontage area with wide steps up to the main entrance door.

The well stocked and fenced main garden is to the southwest of the house and there is a two-car parking area with a pedestrian gated access into the main garden.

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## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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