

ARTIST IMPRESSION



9 Monks Place Abbey Lane, Aslockton,
Nottinghamshire, NG13 9AE

£775,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Bespoke Detached Family Home
- 5 Bedrooms, Master Ensuite & Dressing Room
- 2 Reception Rooms
- Utility & Ground Floor Cloakroom
- Approx 2380 sq ft
- 2 Further Bath/Shower Rooms
- Dining Kitchen
- Double Garage

With have pleasure in presenting a handful of bespoke detached family orientated homes, positioned in a quiet back water off a private driveway within this well regarded edge of Vale village. Scheduled for completion in late 2022 - 2023 these superb homes will be beautifully appointed, finished to a high standard with a great deal of thought and attention to detail, offering both traditional and contemporary elements.

Three different designs will be offered to provide between 2,100 and 3,250 square feet of accommodation, with two and three storeys designs to suit different clients tastes.

Early reservation could allow a perspective purchaser to liase with the developer on certain design elements, allowing them to create a dream home to their specified criteria.

Plots 2, 5 and 6 will offer in the region of 2,380 square feet of internal accommodation spanning three floors and offering excellent versatility perfect for families with all ages of children, from teens who will appreciate the second floor rooms and adjacent shower room, to younger children who could benefit from rooms to the first floor alongside the master suite.

The accommodation will offer up to 5 bedrooms with the main bedroom benefiting from ensuite shower and dressing room facilities with separate family bathroom .

The ground floor will be perfect for every day living and entertaining, entering into a spacious hallway with a good level of storage, formal living room and separate study and a wonderful open plan living kitchen with access into the garden. In addition there will be a useful utility and ground floor cloakroom. With the ground floor benefiting from under floor heating.

The properties will be tastefully presented throughout with a combination of traditional and contemporary elements.

To the front there will ample parking and double garage with landscaped gardens.

(Please note the artists impression shows Plot 2, this is indicative of the designs of Plots 5 & 6 but there may be some differences, orientation etc.)

.

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder, which has become an

excellent resource in the village, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches, all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

ACCOMMODATION IN BRIEF COMPRISES

Canopied Porch
 Spacious Entrance Hall with excellent storage
 Living Room
 Family Orientated Dining Kitchen
 Study
 Utility Room
 Ground Floor Cloakroom
 Galleried Landing
 Bedroom One with Dressing Room and Ensuite
 Bedroom Two
 Bedroom Three
 Family Bathroom
 Second Floor Landing
 Bedroom Four
 Bedroom Five
 Shower Room
 Double Garage

Please note the images shown are representative of the style and finish of the properties but are only given as a guide.

TENURE

The property is Freehold.



Proposed Street Scene
Scale 1:300

PLANNING DRAWING

IRWIN PROJECT MANAGEMENT
ABBEY LANE, ASLOCKTON

TO BE READ IN CONJUNCTION WITH DANIEL CHARLES SURVEYS LTD TOPOGRAPHICAL SURVEY DRAWING 17.107.01

PLOT 6

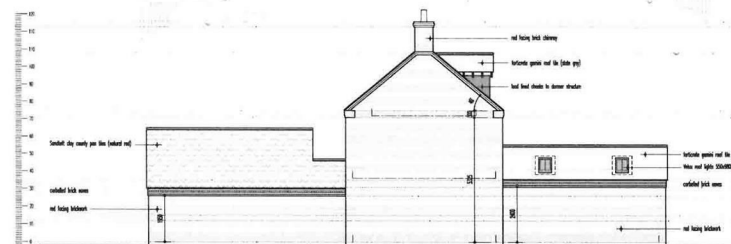
AREA SCHEDULE:

221.4 m.sq. 2,380 sq.ft. 5 bedroom 2½ storey dwelling



Front Elevation

Proposed Elevational Treatments
Scale 1:100



Side Elevation

Proposed Elevational Treatments
Scale 1:100



Rear Elevation

Proposed Elevational Treatments
Scale 1:100



Side Elevation

Proposed Elevational Treatments
Scale 1:100

MATERIALS SCHEDULE:

All new materials to match existing locality, samples of which are to be submitted (by the main contractor) to be and approved in writing by the Local Authority Planning Department.

WALLS:

- red facing brickwork (Manserger's 'Clear Runset Sovereign Brick') to match locality

ROOF:

- gable end/porch roof tile (dark grey) where indicated
- sandoli clay country pan tile (red/buff red) where indicated
- new rainwater goods to be black UPVC
- certified brick, stone and coping

WINDOWS/DOORS:

- new white painted timber windows
- composite front entrance door (grey-white frame)
- sectional garage door, (white to match windows or grey to match front door)

JULYET BALCONY

- balcony guarding by Steel City railing or similar approved

MATERIALS PALLETTE:

Brick Manserger's Red Runset Sovereign Brick

Roof Tile 1: Sandoli clay country pan tile (red/buff red) where indicated

Roof Tile 2: Gable end/porch roof tile in dark grey where indicated

Window Colour 1: White painted timber windows generally
'Mox' Regency Composite Window by JMS with rectangular leaded glass

Shaded recycled stone oil by rubble or similar approved

Engineering Brick (below UPVC) Manserger's smooth red engineering brick

Revisions:

Do Not Scale: (Where drawings are submitted for Planning Permission, drawings can be scaled for planning purposes only). Check all levels and dimensions are site against the drawings and unless specified and notify any discrepancies to: PD Architecture. Contractors, subcontractors and suppliers MUST note all dimensions are site unless otherwise specified or marked any otherwise stated. Planning and Building Regulation Approval are to be obtained prior to work commencing on site. Contractor to check all approved levels from ground prior to work commencing, works carried out prior to grant of approval are at the contractor's risk.

The copyright of this drawing is retained in PD Architecture and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of PD Architecture.

PD ARCHITECTURE
 Paul Day BSc (Hons) MCAT
 Member of the Chartered Institute of Architectural Technicians
 15a Church Street, Aslockton, Nottingham NG15 8AE
 Tel: 0115 951 4420
 Mobile: 0786 688682
 Email: info@pd-architecture.co.uk
 Website: www.pd-architecture.co.uk

Project:
Proposed Residential Development
Abbey Lane, Aslockton, Nottingham NG15 8AE

Drawing Title:
Planning Drawing
PLOT 6

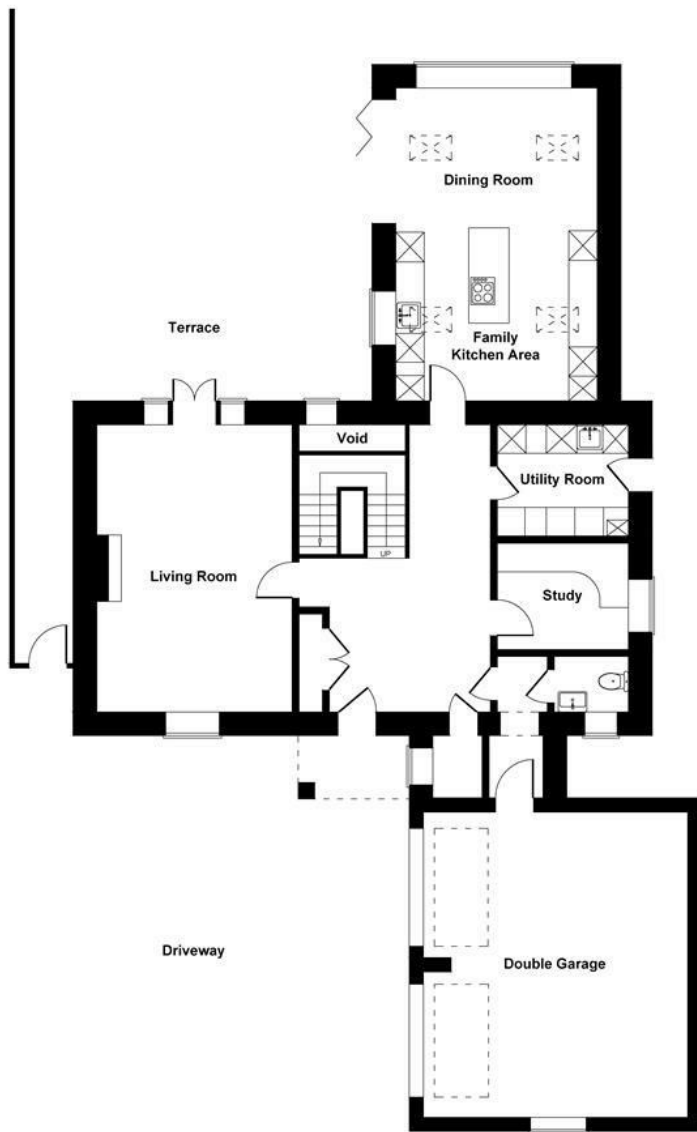
Client:
Irwin Project Management

Drawing No.
20.567.P6.02

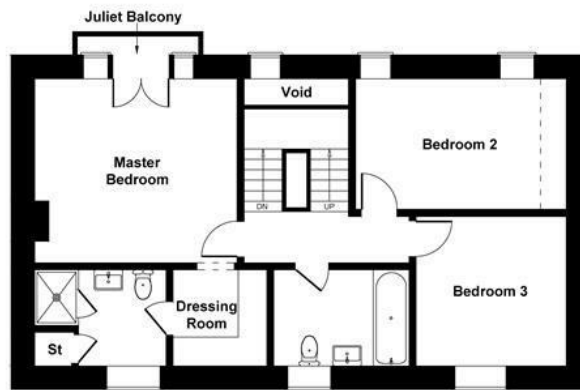
Date:
Feb. 2021

Scale:
As Viewed

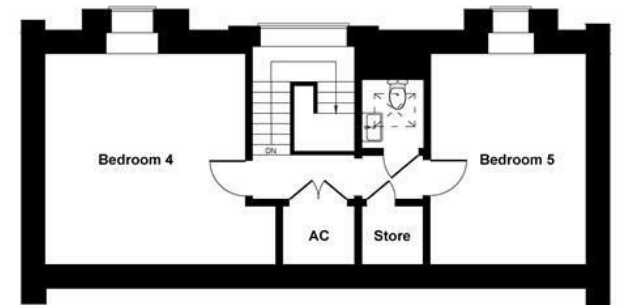
Autodesk AutoCAD Commercial Licence Number: 344 - 91403791



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers