



**Railway Villa Vale Close, Aslockton,
Nottinghamshire, NG13 9BA**

Guide Price £550,000

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Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase an individual detached period home which is tucked away in a secluded backwater off a private driveway close to the heart of this highly regarded edge of Vale village.

It is understood that the original property dates back to the early 1900's and offers a deceptive level of internal accommodation lying just in excess of 2200 sqft, occupying an established plot with gardens to all sides, large enough to accommodate additional expansion if required.

The property has been reconfigured over the years and offers accommodation spanning three floors with four double bedrooms, one offering ensuite facilities as well as a separate contemporary shower room and additional bathroom.

To the ground floor is a spacious entrance hall leading through into the main sitting room, adjacent formal dining room with French doors leading out into the rear garden, this leads into a modernised contemporary kitchen. In addition there is a utility/study room, walk-in pantry/second utility and ground floor cloakroom.

The property is tastefully presented throughout and benefits from UPVC double glazing and gas central heating and is offered to the market with no upward chain.

One of the main selling points of the property is its unique setting and plot, accessed off a small cul de sac with a generous level of off road parking and detached double garage with attached workshop.

The gardens offer an excellent degree of privacy and are located to three sides. In addition immediately to the rear of the property is a grass paddock of 1.28 acres which could be available upon request.

Overall this is a really interesting individual home located within a pleasant village setting and viewing is highly recommended to appreciate the location and accommodation on offer.

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, 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 and a recently opened delicatessen / shop . 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.

STORM PORCH

9'4 x 3'11 (2.84m x 1.19m)

An open fronted storm porch having pitched ceiling, slate tiled floor, windows to the side elevations and contemporary door which leads through into:

ENTRANCE HALL

12'1 x 7'6 (3.68m x 2.29m)



Having coved ceiling, slate tiled floor, contemporary column radiator, deep skirting and architrave, door to:

SITTING ROOM

18'5 x 17'3 max into bay (5.61m x 5.26m max into bay)



A light and airy room having walk-in double glazed bay window to the rear and arched double glazed window overlooking the garden. The focal point of the room is a chimney breast with feature fireplace having slate hearth and multi fuel stove, deep oak skirting, coved ceiling with central rose, two central heating radiators, spindle balustrade staircase rising to the first floor and open doorway leading through into:



DINING ROOM

18'8 x 13'3 (5.69m x 4.04m)



Having walk-in bay window to the rear, double glazed French doors and windows overlooking the garden, feature fireplace with slate hearth and solid fuel stove, deep oak skirting, central heating radiator, picture rail, door into the kitchen and further door into:

UTILITY / PANTRY

8'1 x 5'11 (2.46m x 1.80m)

Having fitted base units with laminate preparation surface and Belfast sink, room for under counter fridge, fitted shelving, wall mounted electrical consumer unit, central heating radiator, tiled floor, porthole window to the front and door to:

CLOAKROOM

5'1 x 2'11 (1.55m x 0.89m)

Having close coupled wc, pedestal wash basin, deep skirting and UPVC double glazed window to the side.

KITCHEN

12'7 x 11'2 (3.84m x 3.40m)



Modernised with a generous range of units with three quarter height larder unit, central island unit with butchers block preparation surface with integrated breakfast bar and Franke undermounted sink unit with mixer tap with integral boiling tap. Hotpoint double oven, integrated microwave, five ring gas hob with glass splashback and chimney hood over, drawer style dishwasher unit, further larder unit, French-style fridge freezer, slate tiled floor, UPVC double glazed window to the front and door returning to the entrance hall.



UTILITY / STUDY

15'1 x 13'9 (4.60m x 4.19m)



A versatile room which provides useful utility space with study area off, having double glazed windows to three elevations, timber stable door leading into the garden. The utility area offers a good level of storage with integral cupboards and under-stairs storage, wall mounted Baxi gas central heating boiler, contemporary column radiator, slate flooring, fitted base units, plumbing for washing machine, space for tumble drier with work surface over, stainless steel sink and drainer unit.

This area leads into a potential office space with delightful

dual aspect into the garden, pitched ceiling with exposed timber purlin, continuation of the slate tiled floor.

FROM THE SITTING ROOM A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



Having central heating radiator, deep skirting, picture rail, staircase rising to the second floor with storage cupboard beneath and doors to:



BATHROOM

7'3 x 6'0 (2.21m x 1.83m)



Having panelled enamelled bath with chrome mixer tap and integral shower handset, mid flush wc, pedestal wash basin, tiled walls, towel radiator, UPVC double glazed window.

BEDROOM 1

19'1 max x 11'10 max (5.82m max x 3.61m max)



Having initial walk-through dressing area with fitted hanging rails and storage units, low level drawer units, deep skirting, central heating radiator, built in shelved airing cupboard and open doorway leading through into the bedroom.

INNER LANDING

10'9 x 6'6 (3.28m x 1.98m)

A useful space which could provide a first floor reading or study area, having aspect to the front, picture rail, deep skirting, central heating radiator, UPVC double glazed windows to the front.

BEDROOM 2

15'4 x 11'11 (4.67m x 3.63m)



A further double bedroom having fitted wardrobes and useful shelved alcove, chimney breast with additional alcoves to the side, deep skirting, central heating radiator, UPVC double glazed window overlooking the paddock and door to:



ENSUITE SHOWER ROOM

7'7 x 6'4 (2.31m x 1.93m)



Having double width shower enclosure with sliding screen and wall mounted Mira Sport electric shower, close coupled wc, pedestal wash basin, tiled walls, central heating radiator and UPVC double glazed window.

SHOWER ROOM

11'9 x 5'7 (3.58m x 1.70m)



Having shower enclosure with initial drying area and curved glass screen, wall mounted shower mixer, close coupled wc, wall mounted wash basin with vanity surface, and storage cupboard, chrome towel radiator and UPVC double glazed window.

SECOND FLOOR

The second floor accommodation offers two further bedrooms accessed off their own individual staircases creating fantastic space in the eaves.

BEDROOM 3

18'5 x 11'7 plus 2'6 dormer (5.61m x 3.53m plus 0.76m dormer)



A well proportioned double bedroom having aspect to both the side and rear, pitched ceiling with exposed purlins, cast iron fireplace, access to under eaves, exposed floorboards, deep skirting, central heating radiator, UPVC double glazed windows.



BEDROOM 4

17'11 x 11'8 plus 2'6 dormer (5.46m x 3.56m plus 0.76m dormer)



A further well proportioned double bedroom having dual aspect with double glazed windows to the side and rear, pitched ceiling with exposed purlins, deep skirting, central heating radiator, cast iron fire surround, dormer window, pedestal wash basin, double glazed window overlooking the paddock.

EXTERIOR



The property occupies a delightful and deceptive plot tucked away towards the end of a small cul de sac setting,

having brick piered open gated entrance leading onto a substantial block set driveway providing a considerable level of off road car standing and leading to:



DOUBLE GARAGE

18'3 x 17'11 (5.56m x 5.46m)



A detached double garage having twin sectional up and over doors, power and light.

ATTACHED WORKSHOP

17'5 x 10'1 (5.31m x 3.07m)

GARDENS

To the front there are well established borders with mature shrubs, exterior lighting, bin storage and gated access into the rear garden.

The rear garden is a pleasant feature, generous by modern standards and offering an excellent degree of privacy, mainly laid to lawn with block set and paved seating areas, there is a further slate effect patio to the foot, raised vegetable beds and established shrubs.

PADDOCK



A timber courtesy gate gives access across an initial footpath at the rear and into a grass paddock which extends to approximately 1.28 acres, providing potential equestrian facilities.



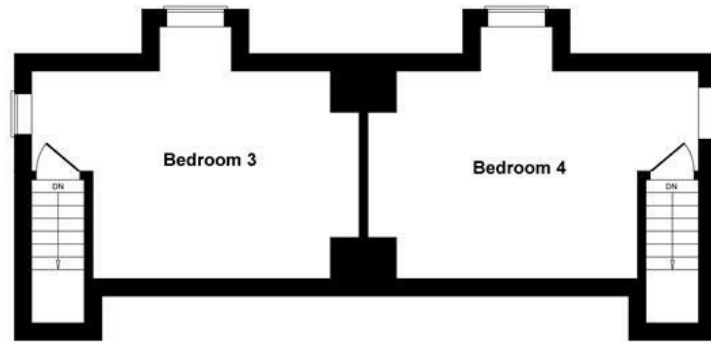


COUNCIL TAX BAND

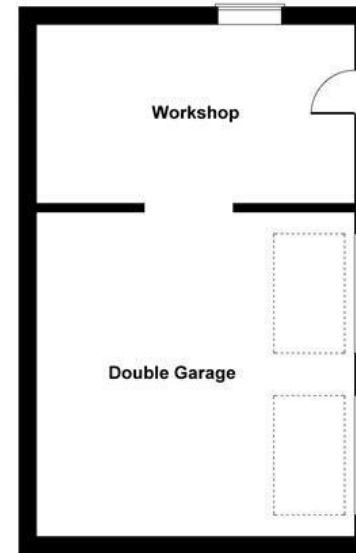
Rushcliffe Borough Council - Tax Band D.

TENURE

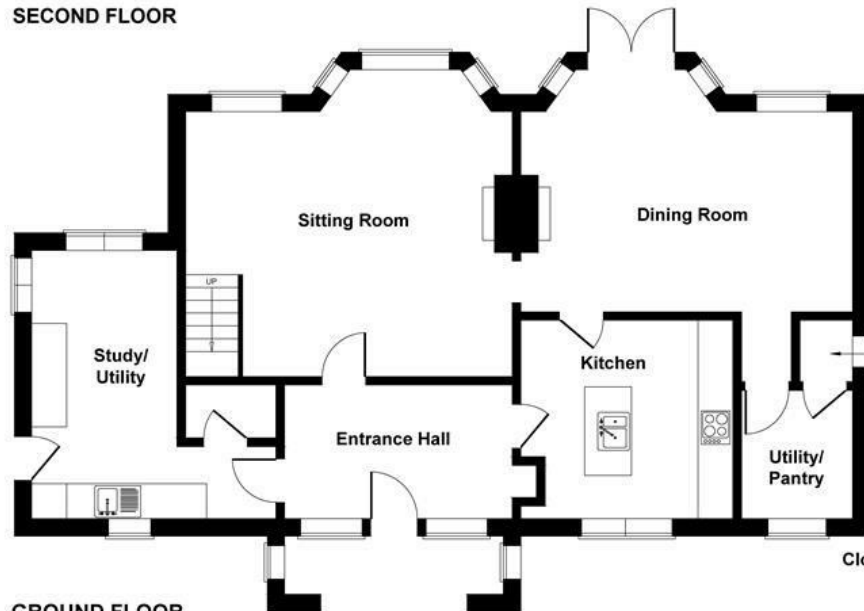
The property is Freehold.



SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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