



**Elm House Abbey Lane, Aslockton,  
Nottinghamshire, NG13 9AE**

**£475,000**  
Tel: 01949 836678

 **RICHARD  
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PARTNERS**  
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We have pleasure in offering to the market this handsome Georgian double fronted period residence located close to the heart of this charming village positioned within walking distance of local amenities but also within easy reach of the well served market town of Bingham.

Elm House is a delightful traditional home offering a wealth of charm and character with high ceilings, deep skirtings and architrave and attractive period features, live fireplace to the sitting room and feature cast iron fireplaces to the bedrooms; replacement double glazed sash windows to the front elevation and attractive walk in bay windows to the main receptions.

The property extends to approximately 1,300sq. ft. and comprises an initial entrance hall looking up to an attractive split level galleried landing and stripped pine doors leading to two main reception rooms with dual aspect sitting room with attractive bay window to the front and French doors into the garden at the rear. The separate formal dining room again offers a dual aspect with feature fireplace and attractive walk in bay window. The kitchen is situated to the rear of the property with windows to two elevations and access out through a canopied rear entrance into the garden. The first floor has an impressive split level landing, three bedrooms, two particularly generous doubles to the front elevation with the master benefitting from integrated wardrobes, both with period fireplaces. The three bedrooms are serviced by a modern but traditional style bathroom.

As well as the accommodation on offer the property occupies a pleasant corner plot set back behind a railing frontage with established gardens to the side and rear and off road parking.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **ASLOCKTON**

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

TIMBER ENTRANCE DOOR WITH ATTRACTIVE GLAZED LIGHT ABOVE LEAD THROUGH INTO:

### **ENTRANCE HALL**

12' x 5'10" (3.66m x 1.78m)



A pleasant initial entrance vestibule having attractive period spindle balustrade staircase with half landing rising to a first floor galleried landing above with useful under stair storage cupboard underneath, quarry tiled floor, deep skirting, dado rail, central heating radiator.

Further stripped pine doors leading to:

### **SITTING ROOM**

14'2" max into bay (12'1" min) x 15' into alcove (4.32m max into bay (3.68m min) x 4.57m into alcove)



Attractive light and airy reception having walk in bay window to the front and multi pane French doors at the rear. Focal point to the room is a chimney breast with raised brick hearth and back with inset solid fuel stove, arched alcoves to the side with integrated shelving and low level dresser units, deep skirting and dado rail, exposed beams to ceiling, two central heating radiators, double glazed sash windows to the front.



## DINING ROOM

14'1" max into bay (12'1" min) x 12'4" into alcove (4.29m max into bay (3.68m min) x 3.76m into alcove)



A versatile reception currently utilised as formal dining having attractive walk in bay window with double glazed sashes, further double glazed window to the side. Chimney breast provides the focal point to the room with exposed brick hearth and back and timber lintel, attractive exposed floor boards, deep skirting and picture rail, central beam, central heating radiator.

## KITCHEN

18'5" max x 12' max (5.61m max x 3.66m max)



A well proportioned dining kitchen having a dual aspect, double glazed windows to side elevations including looking into the rear garden. The kitchen is fitted with a range of modern but cottage style wall, base and drawer units, butcher's block effect laminate preparation surfaces one with inset ceramic 1 1/3 sink bowl sink and drain unit with chrome mixer tap, plumbing for washing machine and dishwasher, space for free standing range, dining area, chimney breast with raised hearth and inset solid fuel stove with brick back, quarry tiled floor, central heating radiator, exposed beams to the ceiling, further alcove which would house a freestanding appliance but also contains the wall mounted Worcester Bosch gas central heating boiler. Additional courtesy stable door gives access to rear garden.



RETURNING TO THE INITIAL ENTRANCE HALL, AN ATTRACTIVE SPINDAL BALUSTRADE SPLIT LEVEL STAIRCASE RISES TO:

## FIRST FLOOR LANDING

A delightful galleried landing situated over two levels with large double glazed sash windows at the front, deep skirting.

Further stripped pine doors leading to:

### BEDROOM 1

15'2" x 12' (4.62m x 3.66m)



A well proportioned double bedroom having aspects to the front, chimney breast with attractive period inset fireplace and alcoves to the side, deep skirting and high coved ceiling, built in wardrobes, central heating radiator, double glazed sash window to the front.

### BEDROOM 2

12'3" x 12' (3.73m x 3.66m)



A further double bedroom having pleasant dual aspect with window to the side, double glazed sash window to the front, chimney breast with period fireplace and alcoves to the side, high coved ceiling and deep skirting, central heating radiator.

### LOWER LANDING LEVEL

Further spindle balustrade with skirting, access loft space above.

Further cottage latch doors leading to:

### BEDROOM 3

11'9" x 7'4" (3.58m x 2.24m)



Having a pleasant aspect into the rear garden, central heating radiator, deep skirting, UPVC double glazed window.

### BATHROOM

11'6" x 6'3" (3.51m x 1.91m)



Having a traditional style suite which comprises attractive free standing ball and claw double ended roll top bath with centrally mounted mixer tap with integral shower handset, separate modern quadrant shower enclosure with curved sliding double doors, wall mounted shower mixer with inset rose to ceiling, period pedestal washbasin, high flush WC, attractive tongue and groove effect paneling, exposed floor boards, deep skirting with part pitched ceiling with exposed purlin, inset down lighters, double glazed window to the side.

## EXTERIOR



The property occupies a pleasant corner plot with gardens to three sides, set back behind attractive railings and walled frontage behind which lies a partly walled garden with well stocked borders with established trees and shrubs and a wrought iron courtesy gate giving access onto a pebbled pathway and, in turn, the front door. The front garden is partly screened by hedging and trellising, behind which lies a mainly lawned garden with established borders and a useful timber storage shed, that links round to the rear of the property where there is a pebbled seating area with dwarf brick wall behind which are well stocked borders and French doors leading back into the main sitting room, providing a pleasant outdoor space. Additionally, leading off Abbey Lane, is a driveway providing off road car standing.



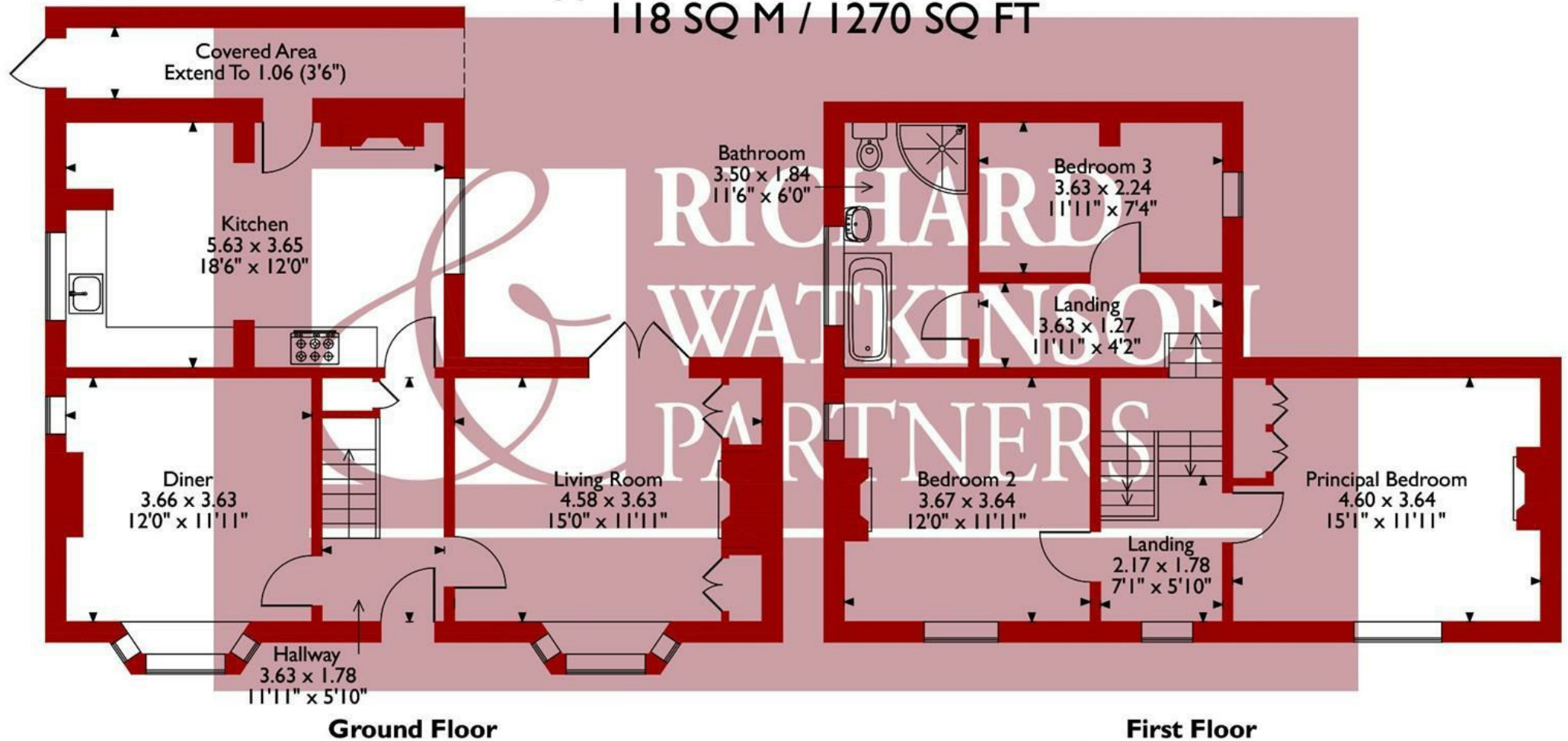
### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D

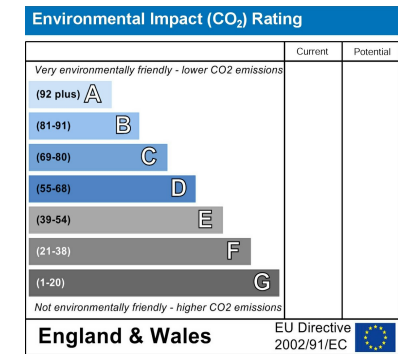
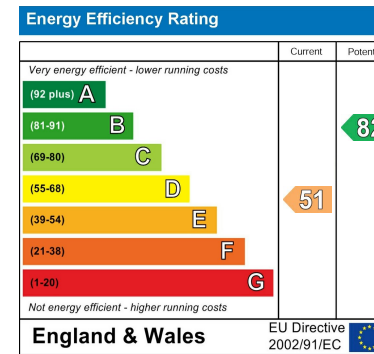
### TENURE

Freehold

Approximate Gross Internal Area  
118 SQ M / 1270 SQ FT



**Ground Floor** **First Floor**  
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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