



**Post Office Cottage, Main Street, Aslockton,
Nottinghamshire, NG13 9AL**

£244,500
Tel: 01949 836678

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

An opportunity to purchase a charming double fronted detached character cottage, located close to the heart of this popular edge of Vale village, occupying a relatively low maintenance plot with off road parking and enclosed courtyard style garden at the rear.

The property has seen a general programme of modernisation over the years, with contemporary ground floor bathroom and updated cottage style kitchen, recently installed gas central heating boiler (2024), and also benefitting from UPVC double glazed windows and composite entrance door.

The property still retains various elements of character, with attractive fireplaces to the two main receptions, beamed ceilings to the ground floor, cottage latch doors and is neutrally decorated throughout.

The property offers accommodation comprising of initial entrance hall, two main reception rooms, kitchen and ground floor bathroom, and to the first floor two double bedrooms. All furniture is also included in the sale.

The property would be ideal for single or professional couples or those downsizing from larger dwellings, looking for a character home within a pleasant village setting.

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. 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.

A COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

Having wood grain effect laminate flooring, staircase rising to the first floor and cottage latch door to:

SITTING ROOM

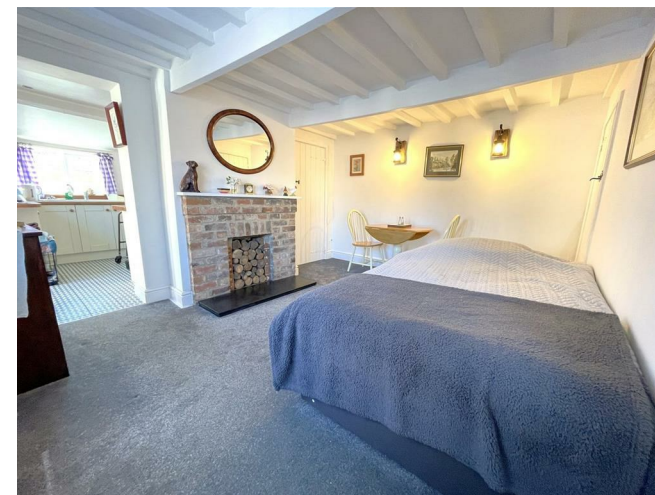
13'4 x 8'6 (4.06m x 2.59m)



A pleasant characterful main reception benefitting from a dual aspect, having a wealth of features with heavily beamed ceiling, chimney breast with exposed brick back, flagged heath and inset solid fuel stove, deep skirting, central heating radiator, two wall light points, double glazed cottage style windows to the front and double glazed window to the rear.

DINING ROOM

13'3 x 11'0 (4.04m x 3.35m)



A versatile reception having chimney breast with exposed brick fireplace with stone hearth, brick surround and timber mantle over, beamed ceiling, deep skirting, useful under stairs storage cupboard, two wall light points, double glazed window to the front elevation single glazed window to the rear, and open doorway through to:

KITCHEN

9'0 x 8'0 (2.74m x 2.44m)



Fitted with a range of base units, solid oak butchers block work surfaces, inset ceramic one and a third bowl sink and drainer unit, integrated stainless steel finish four ring halogen hob with stainless steel chimney hood over, single oven beneath, recently installed in 2024 wall-mounted gas central heating boiler concealed behind matching cupboard, integrated fridge, plumbing for washing machine, part-pitched ceiling with exposed purlin and inset downlighters, tiled floor, double glazed cottage style window and a pair of French doors leading out onto the side terrace.

From the dining room a cottage latch door leads to:

BATHROOM

9'3 x 4'8 (2.82m x 1.42m)



Having panelled bath with glass shower screen, chrome mixer tap with integrated shower handset and additional chrome thermostatic shower over, close coupled wc, pedestal wash basin, tiled splashbacks, chrome towel radiator, deep skirting, inset downlighters to the ceiling, access to loft space and double glazed window to the side.

RETURNING TO THE ENTRANCE HALL, A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, deep skirting, double glazed multi-pane window to the rear and cottage latch door to:

BEDROOM 1

13'4 x 11'0 max (4.06m x 3.35m max)



A well-proportioned double bedroom having built-in wardrobes, deep skirting, central heating radiator, ceiling light point, double glazed multi-pane window to the front.

BEDROOM 2

13'6 x 8'8 (4.11m x 2.64m)



A further double bedroom having chimney breast with alcoves to either side, built-in wardrobes, deep skirting, central heating radiator, ceiling light point, double glazed multi-pane window to the front.

EXTERIOR

The property occupies a central village location, positioned side on to Main Street, with off road parking for one vehicle. A timber courtesy gate gives access into an enclosed courtyard style garden, landscaped for relatively low maintenance living, but providing a pleasant seating area with a timber pergola, gravelled borders with inset shrubs and enclosed in the main by brick walls.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C.

TENURE

The property is Freehold.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

ADDITIONAL INFORMATION

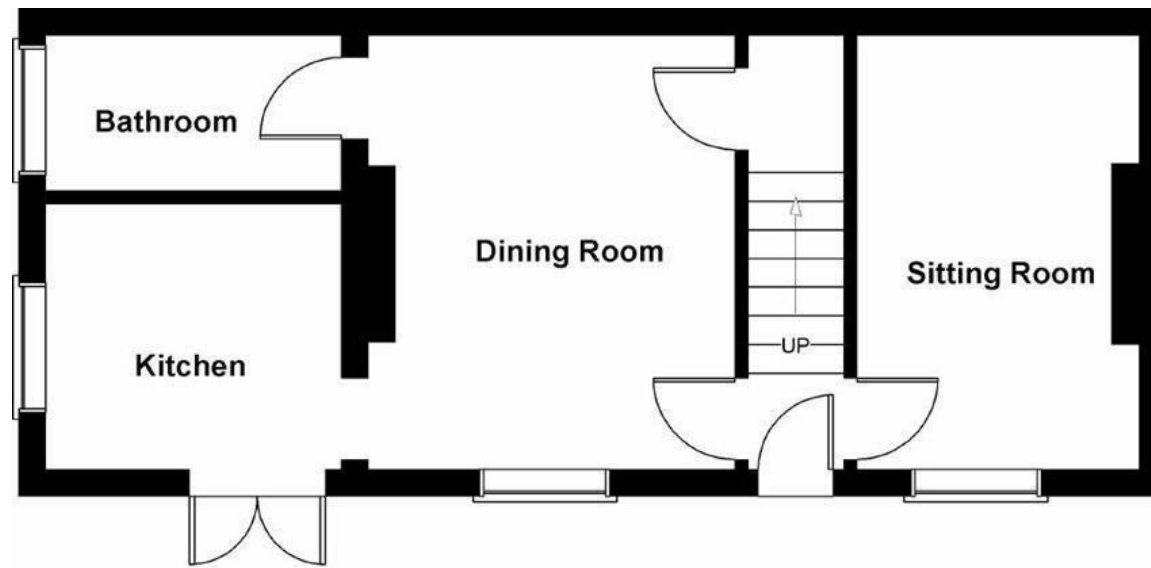
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

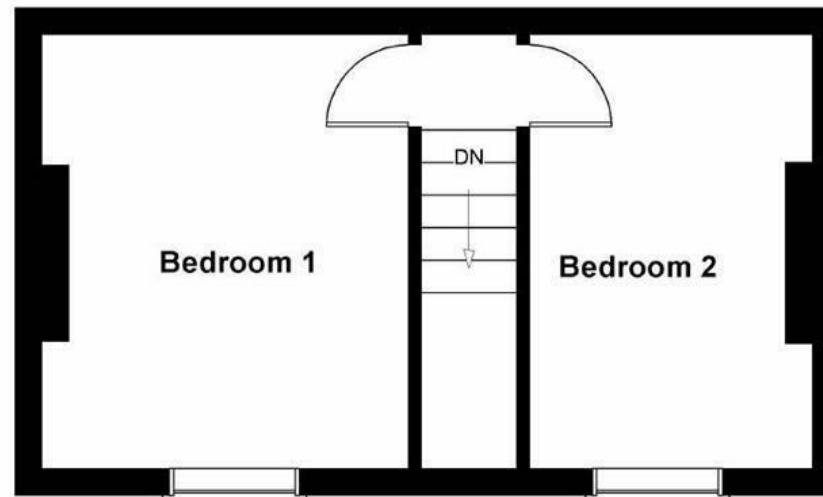
Broadband & Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports: <https://reports.ofsted.gov.uk/>

Planning applications: <https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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