



Poros Abbey Lane, Aslockton,  
Nottinghamshire, NG13 9AE

Chain Free £295,000  
Tel: 01949 836678

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

An excellent opportunity to purchase an extended bungalow which occupies a pleasant level plot with excellent off road parking, garage and enclosed garden at the rear, positioned close to the heart of this popular edge of Vale village, offering a versatile layout presented in good order.

The property is offered to the market with no upward chain and would be ideal particularly for those downsizing from larger dwellings looking for versatile living over one floor. The property is tastefully presented throughout with relatively neutral decoration and benefitting from UPVC double glazing and gas central heating with upgraded boiler, having a modern kitchen and contemporary shower room.

The accommodation comprises initial entrance hall with built in storage, spacious L shaped open plan living/dining room, fitted kitchen, three bedrooms and a shower room. The main bedroom is particularly spacious having been extended to the rear elevation creating, a walk through dressing area leading into a bedroom area at the rear which benefits from a dual aspect as well as patio doors into the garden.

In addition there is a useful substantial void in the loft which provides excellent storage but may offer more scope subject to necessary consents.

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 - a farm fresh shop with household sundries and deli, 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.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### L SHAPED ENTRANCE HALL

14'10" max x 9'9" max (4.52m max x 2.97m max)



A pleasant initial entrance vestibule having oak effect laminate flooring, central heating radiator, useful built in airing cupboard with integrated shelving and central heating radiator, access to loft space above.

### LOFT

32'5" approx x 9'5" to eaves (9.88m approx x 2.87m to eaves)

The loft void offers a fantastic level of storage space having large loft access with ladder and light which, subject to consent, may offer further scope.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD TO:

### KITCHEN

10'7" x 7'1" (3.23m x 2.16m)



Appointed with a generous range of relatively modern wall, base and drawer units, having U shaped configuration of laminate preparation surfaces with inset ceramic ceramic sink and drain unit with chrome mixer tap and tiled splash backs, free standing appliances including gas cooker and fridge freezer, plumbing for washing machine or dishwasher, central heating radiator, continuation of the oak effect flooring and double glazed window.



### L SHAPED SITTING/DINING ROOM

17'1" max x 20' max (5.21m max x 6.10m max)



A well proportioned L shaped, open plan, reception which would be large enough to accommodate both a living and dining area, being flooded with light benefitting from two double glazed windows to the front including a bay window with deep sill. The focal point to the room is a feature contemporary fire surround, mantel and hearth. The room has two central heating radiators and two wall light points.



RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD, IN TURN, TO:

### BEDROOM 1

23'9" x 10' (7.24m x 3.05m)



A well proportioned double bedroom with initial dressing area which has benefitted for a single storey addition at the rear and benefitting from a southerly aspect into the rear garden. The room benefits from fitted wardrobes with a dual aspect having double glazed window to the side and sliding patio door at the rear and has two central heating radiators.





**BEDROOM 2**  
10'10" x 8'3" (3.30m x 2.51m)

**BEDROOM 3**  
8' x 6'6" (2.44m x 1.98m)



A further double bedroom having an aspect into the rear garden, built in wardrobe with overhead storage cupboard, central heating radiator and double glazed window.



A versatile room which has been previously utilised as formal dining but would make an excellent home office, dressing room or third bedroom. The room having a central heating radiator and double glazed window.

## SHOWER ROOM

6'8" x 5'5" (2.03m x 1.65m)



Tastefully appointed having been modernised with a contemporary suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin and chrome mixer tap, fully tiled walls, contemporary towel radiator and double glazed window to the side.

## EXTERIOR



The property occupies a pleasant level plot close to the heart of this popular edge of Vale village, set back from the road behind an established hedge with open driveway leading onto a large block set parking area with additional gravelled area to the front providing an excellent level of off road parking. The driveway, in turn, continues to an attached single garage. A wrought iron gate gives access into the rear garden which provides a pleasant outdoor space with a good degree of privacy, mainly laid to lawn having an initial paved terrace, established borders and enclosed, in the main, by panelled and feather edge board fencing. In addition there is an outside cold water tap.





### **GARAGE**

16'11" approx x 8'8" (5.16m approx x 2.64m)



Having electric up and over door, power and light, courtesy door to the side and window at the rear.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band D

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

There are restrictive covenants on the property from the original land sale. For example, the property cannot be used as a "club" or public house or for the sale of liquor. No poultry or pigs to be kept !!

### **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:-

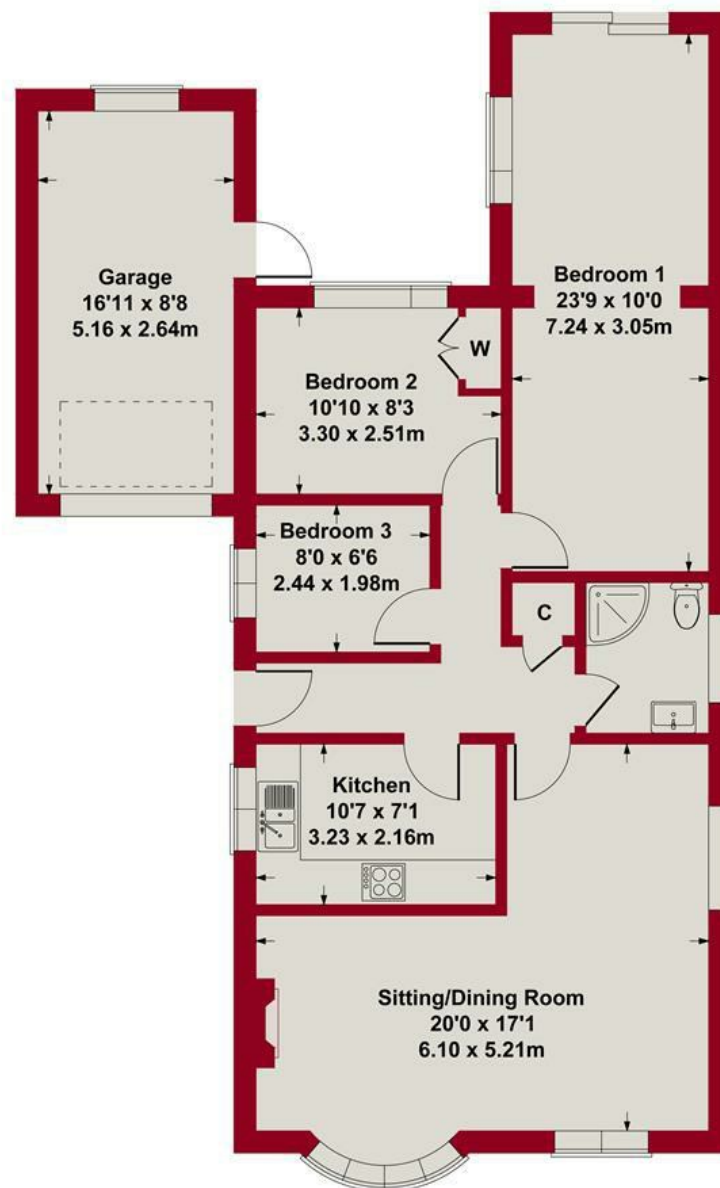
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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



**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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		60
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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



**RICS**



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