



Plot 2, 13 The Barns Monks Place, Abbey
Lane, Aslockton, Nottinghamshire, NG13 9AE

£425,000

Tel: 01949 836678

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

- Accommodation Lying In The Region Of 1,624 Sq.Ft.
- Open Plan Dining Kitchen
- Under Floor Heating To Ground Floor
- Utility & Ground Floor Cloak Room
- 3 Double Bedrooms
- Master With Ensuite & Dressing Room
- Delightful Location
- Off Road Parking & Integral Garage
- Completion Expected Summer 2025
- Early Viewing Recommended

We have pleasure in offering to the market this deceptive conversion of a modern barn, thoughtfully designed to create a really interesting home tucked away on a quiet backwater towards the end of a no through lane an benefitting from aspects across adjacent fields.

The property forms one of four well considered conversions with Plot 2 offering in the region of 1,624 sq.ft. of floor area laid out over two floors and offering elements of character but with a contemporary slant.

The property will be finished to a high specification providing a pleasant layout which comprises initial entrance floor with ground floor cloak room off, sitting room which opens out into a full width dining kitchen with bifold doors into the rear garden and useful utility off. To the first floor there are three double bedrooms, including an impressive master suite with walk through dressing room and ensuite shower room, and separate family bathroom. The first floor rooms have attractive pitched ceilings and the initial galleried landing offers an open aspect to the rear.

The property will occupy a pleasant landscaped plot with parking and integral garage to the front and, to the rear, a pleasant garden which links back into the living area of the kitchen and also benefits from aspects across to adjacent fields.

The properties benefit from under floor heating to the ground floor, double glazed windows, contemporary fixtures and fittings neutral decoration and landscaped gardens. The dwellings are anticipated to be completed in summer of this year with early viewing coming highly recommended to appreciate these well designed and interesting conversions.

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 COMPOSITE WOOD GRAIN EFFECT TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17' x 7'10" (5.18m x 2.39m)

Having initial full height ceiling flooded with light and double glazed windows to the front elevation and leading into a main entrance hall with staircase rising to the first floor with under stairs alcove beneath and, in turn, further doors to:

GROUND FLOOR CLOAK ROOM

5'2" x 3'6" (1.57m x 1.07m)

Having a contemporary suite.

SITTING ROOM

15'7" x 10'8" (4.75m x 3.25m)

A well proportioned reception which links through into an open plan dining kitchen, having door into the initial entrance hall as well as double glazed window to the front.

OPEN PLAN DINING KITCHEN

18'9" x 13'8" (5.72m x 4.17m)

A well proportioned open plan dining kitchen which benefits from a run of bifold doors to the rear which link out into the garden and afford a delightful aspect across to adjacent fields. The kitchen will be beautifully appointed with a range of contemporary fittings and integrated appliances. A further door leads through into:

UTILITY ROOM

9'4" x 8'6" (2.84m x 2.59m)

Having double glazed window to the rear and further door into:

INTEGRAL GARAGE

19'4" x 9'4" (5.89m x 2.84m)

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

17'8" x 8' (5.38m x 2.44m)

Having attractive pitched ceiling, full height double glazed window to the front and further doors leading to:

BATHROOM

11'6" x 6'2" (3.51m x 1.88m)

Having pitched ceiling, contemporary suite and double glazed window to the rear.

BEDROOM 2

11'5" x 11' (3.48m x 3.35m)

A double bedroom having pitched ceiling with exposed purlin and double glazed window to the front.

RETURNING TO THE INITIAL FIRST FLOOR LANDING AND OPEN DOORWAY LEADS THROUGH INTO AND INNER LANDING WHICH IN TURN GIVES ACCESS TO:

MASTER SUITE

Offering around 340 sq.ft. of floor area and benefitting from double bedroom with far reaching views to the rear, a walk through dressing room and ensuite.

MASTER BEDROOM

15' x 13' (4.57m x 3.96m)

Having attractive pitched ceiling with exposed timber purlin and double glazed window with aspect across the garden and fields beyond.

DRESSING ROOM

9' x 6'8" (2.74m x 2.03m)

A well proportioned walk through dressing room with pitched ceiling and further door leading through into:

ENSUITE SHOWER ROOM

7'9" x 9'5" (2.36m x 2.87m)

A well proportioned space having pitched ceiling, contemporary suite and double glazed window to the rear.

BEDROOM 3

11'5" x 9' (3.48m x 2.74m)

A further double bedroom having aspect to the front with pitched ceiling and double glazed window.

EXTERIOR

The property is tucked away at the end of this small lane with a pleasant aspect across to an imposing wooded copse as well as far reaching views across fields to the rear. The property offers off road parking, an integral garage and landscaped gardens.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band TBC

TENURE

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 properties are located off a private road and will become part of "Monks Place Management Company Ltd" with an annual service charge of approximately £450 (at the time of listing)

All measurements are approximate as the properties are yet to be boarded and plastered.

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:-

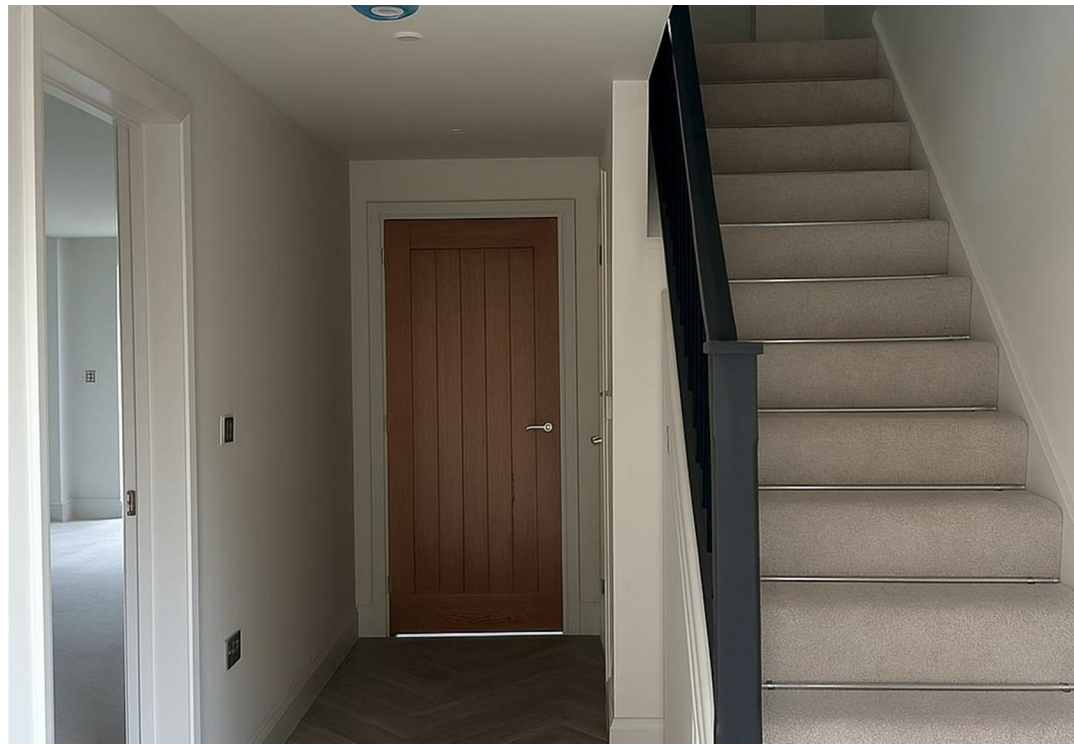
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

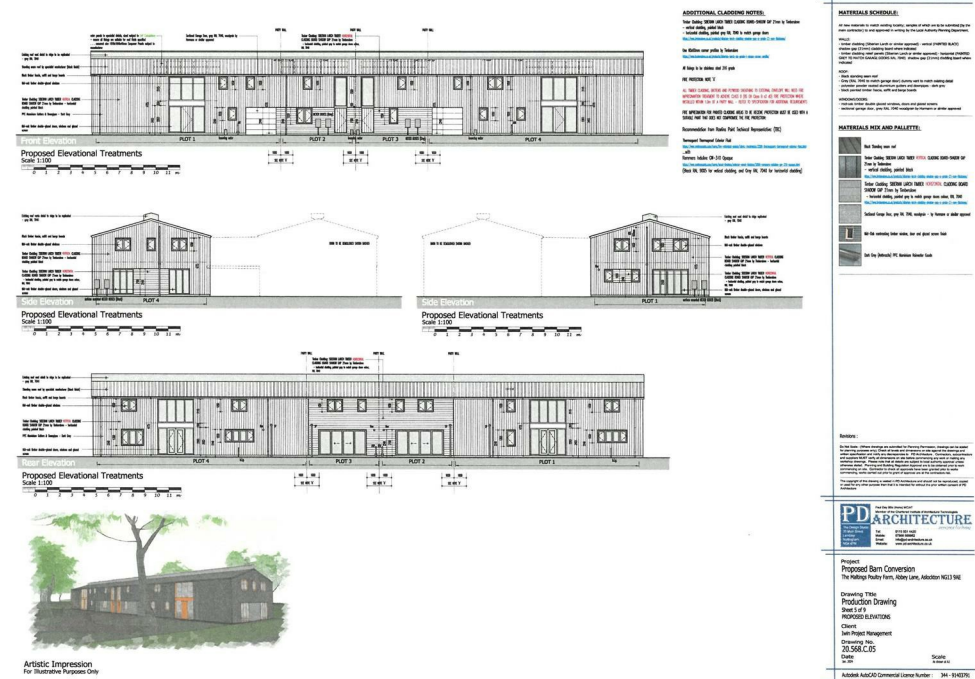
School Ofsted reports:-

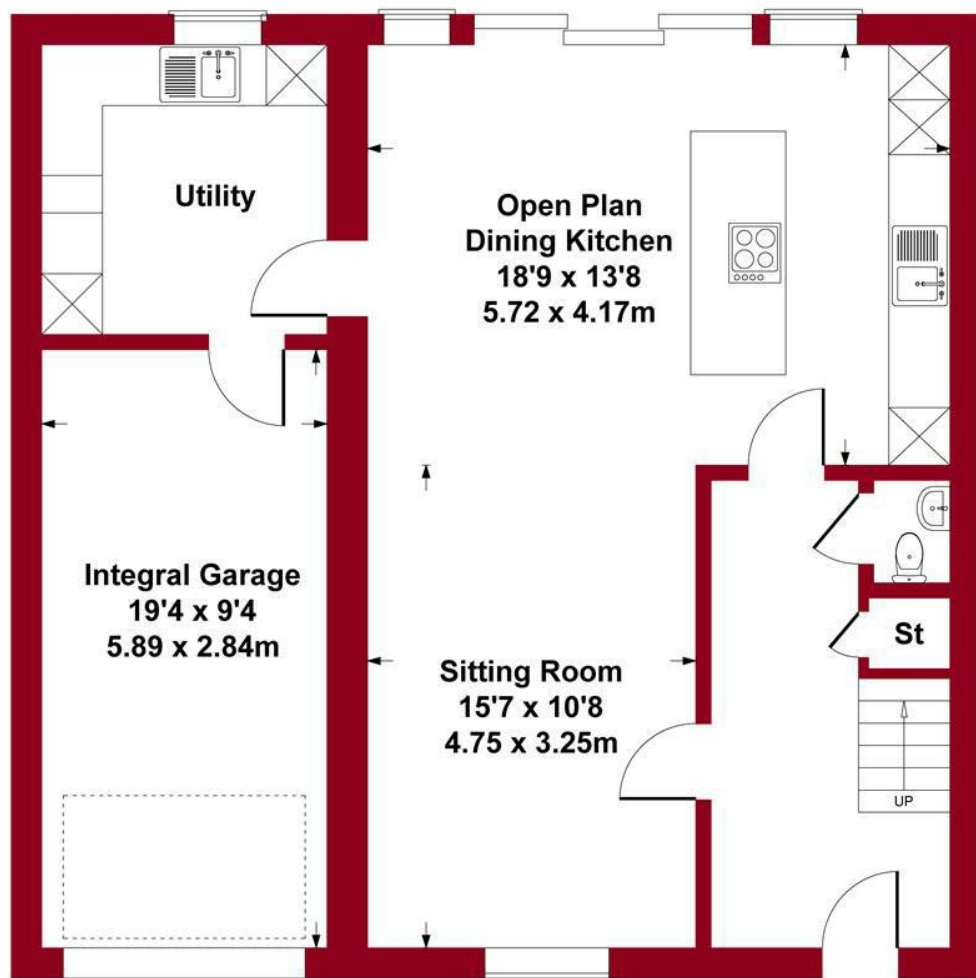
<https://reports.ofsted.gov.uk/>

Planning applications:-

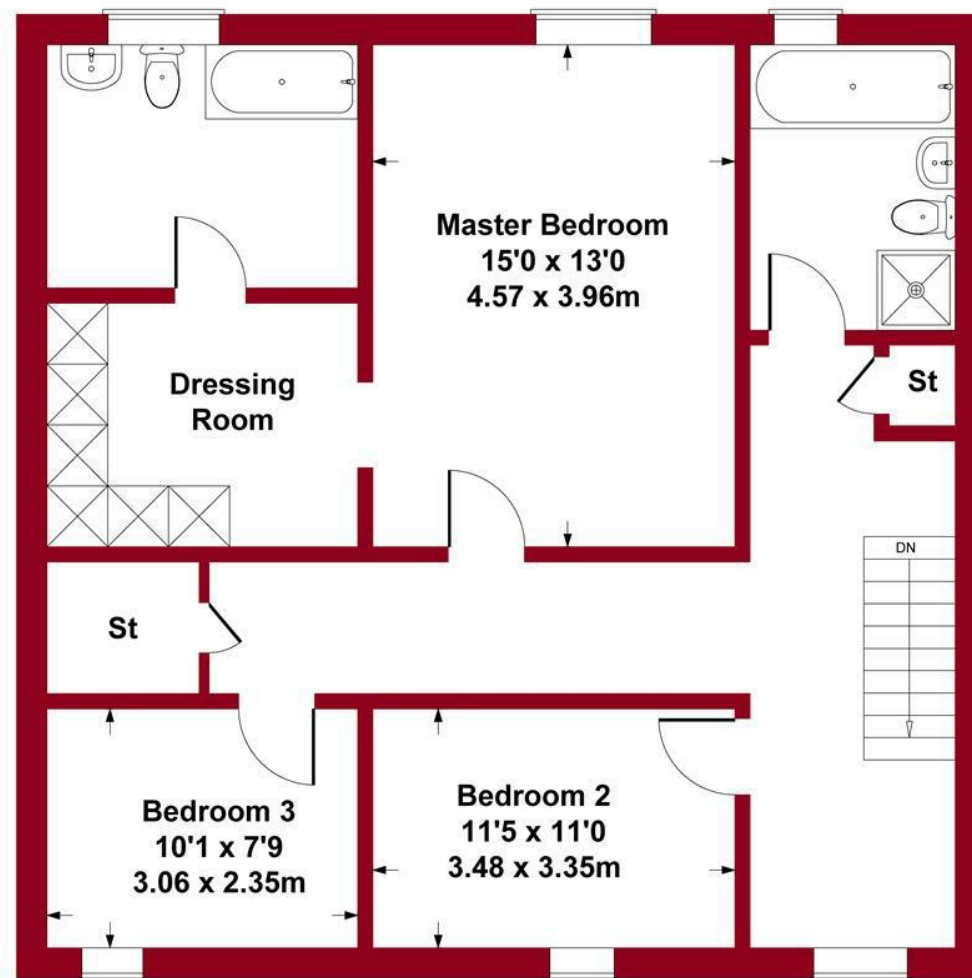
<https://www.gov.uk/search-register-planning-decisions>







GROUND FLOOR (PLOT 2)



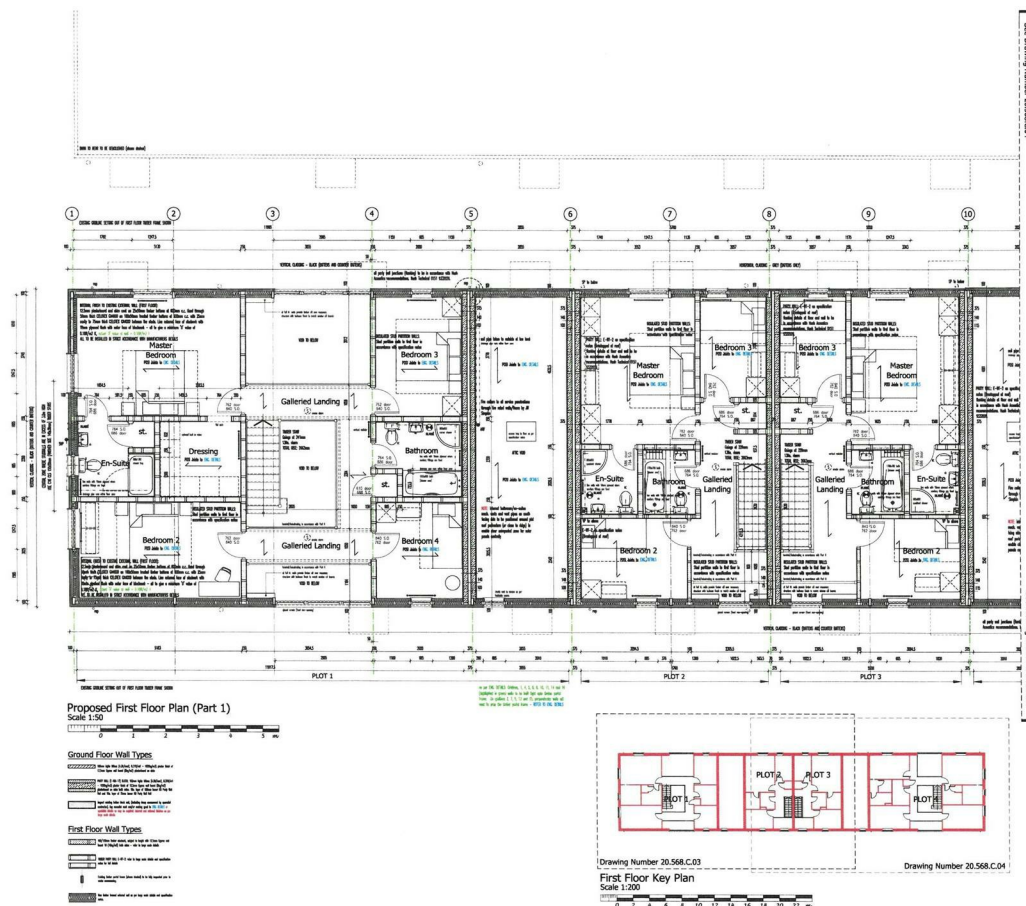
FIRST FLOOR (PLOT 2)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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



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

