



Monks Cottage Kirkby Underwood Road, Aslackby, Bourne,  
NG34 0HN

 **NEWTON FALLOWELL**

6 3 5

## Key Features

- Immaculately Presented Character Property
- Highly Sought After Village Location
- Six Double Bedrooms
- Multiple Downstairs Reception Rooms
- Ample Off Road Parking
- Substantial Rear Garden Overlooking Fields
- Council Tax Band - F
- EPC Rating F
- Freehold

£600,000





Newton Fallowell is delighted to offer this immaculately presented unique character property in the highly sought after village of Aslackby. This substantial detached property offers six double bedrooms, multiple downstairs reception rooms, ample off-road parking and stunning field views to the rear. To appreciate what is on offer, viewing is highly recommended.

As you enter the property a large entrance hall provides access through into the downstairs accommodation. The first door on the right leads into the spacious home office which could also be used as a child's playroom. The property also offers multiple reception rooms, including large lounge, a cosy snug offering a recently fitted wood burner and a large dining room with an inglenook fireplace. To the rear of the property there is a large conservatory / sunroom ideal for hosting friends and family, this space offers French doors leading out to the rear garden. A spacious kitchen diner, offering ample worktop space and an Aga oven.

The first-floor comprises of six large double bedrooms split into two sections. The first section offers four of the bedrooms, including the main bedroom, this space offers fitted wardrobes and fields views to the rear. Completing this section is the family four-piece suite with separate walk-in shower. The second section comprises two further well-balanced double bedrooms with their own three-piece shower room.

Outside the property sits on a very generous plot with a wrap around garden consisting of a large lawn space with mature trees, shrubbery, flowers and a patio seating area. A gravel driveway offers ample off-road parking to the front of the property.





Kitchen/Diner 4.31m x 5.66m (14'1" x 18'7")

Lounge 4.46m x 5.66m (14'7" x 18'7")

Snug 4.34m x 5.08m (14'2" x 16'8")

Dining Room 3.7m x 4.46m (12'1" x 14'7")

Family Room 4.57m x 3.13m (15'0" x 10'4")



Home Office 4.45m x 2.27m (14'7" x 7'5")

Conservatory 7.79m x 5.39m (25'7" x 17'8")

Bedroom One 4.09m x 4.68m (13'5" x 15'5")

Bedroom Two 3.66m x 4.61m (12'0" x 15'1")



Bedroom Three 3.97m x 4.72m (13'0" x 15'6")

Bedroom Four 2.64m x 5.37m (8'8" x 17'7")

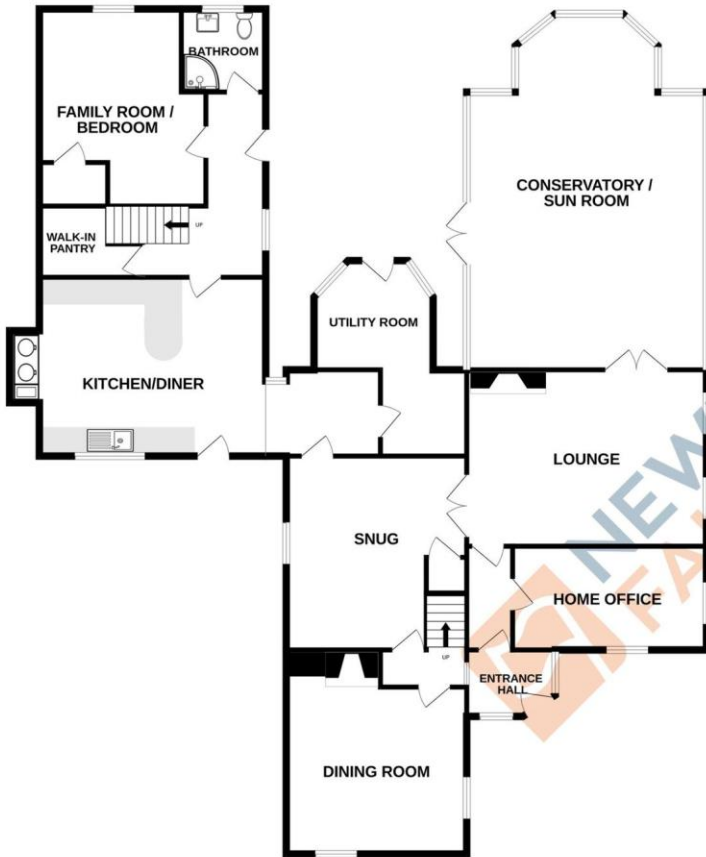
Bedroom Five 4.38m x 3.46m (14'5" x 11'5")

Bedroom Six 3.15m x 3.46m (10'4" x 11'5")

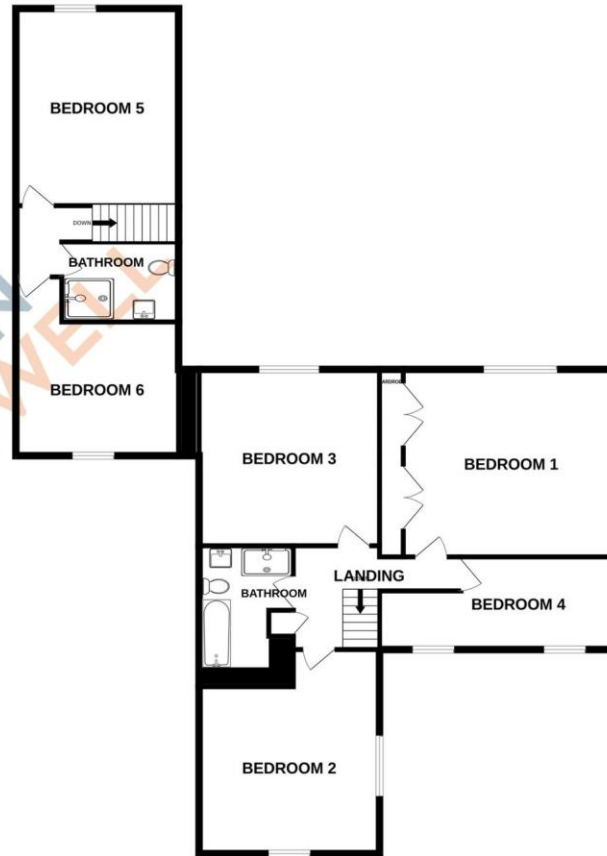




GROUND FLOOR  
2193 sq.ft. (203.8 sq.m.) approx.



1ST FLOOR  
1417 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 3611 sq.ft. (335.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: F

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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