

FOR SALE

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**BELVOIR HOUSE, ABBEY LANE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AE**

£599,950

BELVOIR HOUSE, ABBEY LANE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AE

A VERY HANDSOME, DOUBLE FRONTED, LATE VICTORIAN HOME (1895) with a wealth of character and period features expected from a property of this era. Typically high corniced ceilings, attractive Minton tiled floor to the entrance hall, open fireplaces, spacious reception and bedrooms, recently replaced sash-windows (most with solid wood bi-fold plantation shutters) and with several of the rooms benefitting from dual aspects and offering attractive views onto the lush and well stocked gardens; with plenty of mature trees, shrubs and foliage.

If you are seeking the 'away from it all' benefits provided by village life & yet still want to be within striking distance of Nottingham City Centre... to exchange the sounds of sirens with bird song, then Belvoir House should be high up on your viewing list!

The main accommodation comprises the Reception Hall with Minton tiled flooring, Cloakroom, large bay fronted Sitting Room, Separate Dining Room, well-proportioned Breakfast Kitchen with SMEG range cooker, enclosed Rear Porch and attached brick outbuilding currently utilised as a Utility / Log store.

From the first floor landing are 4 double Bedrooms, separate Shower Room and main Family Bathroom which gives access into a useful boarded storage area in the eaves.

The property occupies an attractive plot with the majority of the gardens lying to the front of the property but offering a high degree of privacy. Secure gated access to the main garden with further private driveway and parking to the rear.

Amenities in Aslockton include The Cranmer Arms Public House, Delicatessen and Convenience Store, Outstanding (OFSTED 2024) Archbishop Cranmer Church Primary School for 4 to 11 year olds, Pre-school, Railway Station with links to Nottingham & Grantham.

Additional amenities can be found in the nearby market town of Bingham & these include a new Leisure Centre with both an indoor pool & state of the art Gymnasium, secondary schooling, range of local shops, doctors and dentists.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn into Long Acre. Follow the road to the right passing the Fosse Way View Care Home on the right. At the T junction turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Bear off next left as directed to Whatton and Aslockton. Turn left into Dark Lane as signposted to Aslockton. Pass over the level crossing and turn left into Abbey Lane where the property will then be seen on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

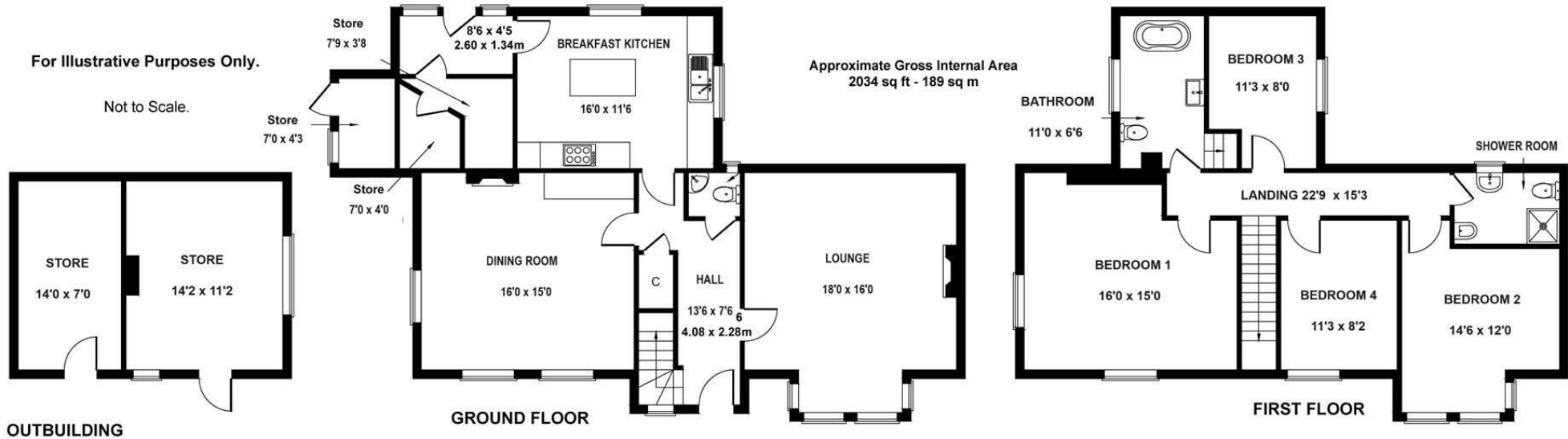
For Sat Nav use Post Code: NG13 9AE

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			76
(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	



PLEASE NOTE THAT THIS PROPERTY IS BEING SOLD BY A MEMBER OF STAFF OF HAMMOND PROPERTY SERVICES.



A period and solid wood entrance door into the

HALLWAY

13'6 x 7'6 (4.11m x 2.29m)
with a Minton tiled floor, attractive spindle balustrade staircase rising to the first floor, a central heating radiator, understairs storage cloaks cupboard, sash window to the front elevation with solid wood bi-fold plantation shutters and a period door leading into the

LOUNGE

18'0 x 16'0 (5.49m x 4.88m)
attractive views from the large walk-in bay window across the lawn and garden. A high corniced ceiling, picture rail, oak fire surround and mantle, marble tiled back and quarry tiled hearth, inset open grate, deep skirting, three central heating radiators, sash bay window to the front elevation with solid wood bi-fold plantation shutters. Original wood flooring.

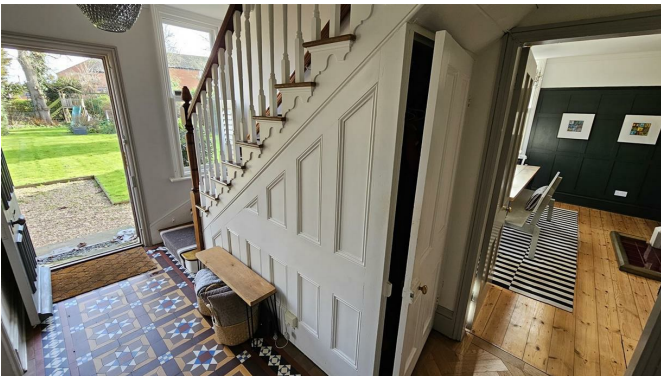




DINING ROOM

16'0 x 15'0 (4.88m x 4.57m)

A further well proportioned and wood panelled reception room overlooking the gardens. With high corniced ceiling, picture rail, chimney breast with timber fire surround and attractive inset cast iron fireplace with tiled inserts and hearth, inset gas coal effect fire, deep skirting, two central heating radiators, sash windows to both the front and side elevations with solid wood bi-fold plantation shutters. Original wood flooring.





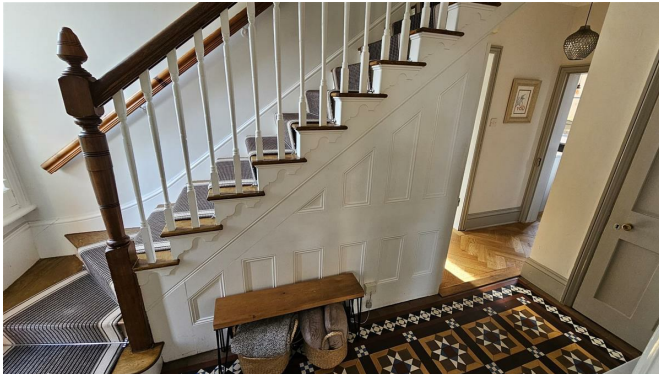
CLOAKROOM / W.C.

with a traditional suite comprising high flush W.C., corner wall mounted basin with chrome taps, high level shelf and sash window to the rear elevation. In need of further refurbishment.

BREAKFAST KITCHEN

15'0 x 11'6 (4.57m x 3.51m)

Fitted with a range of bespoke solid shaker cupboards (designed and built by deVOL kitchens in 2023), wall, base and drawer units. A large larder cupboard with marble cold shelf, attractive marbled Silestone work surfaces and splashbacks with ceramic double sink with antique brass Perrin & Rowe mixer tap. A large prep table and oak and brass rail stool seating, SMEG Range Cooker with gas hob, extractor chimney canopy and an antique brass rail.





Appliances including Bosch dishwasher, Siemens tall fridge which are under warranty. A large larder cupboard, high coved ceiling with two light points, deep skirting, oak herringbone flooring, sash window to both the rear and side elevations and solid timber door leading through to an enclosed

REAR PORCH

with timber frame and sealed unit double glazed lights, exposed brick floor, wall light point, part glazed door leading to the exterior and further timber ledge and brace door leading through into useful attached brick outbuildings

USEFUL STORE ROOMS

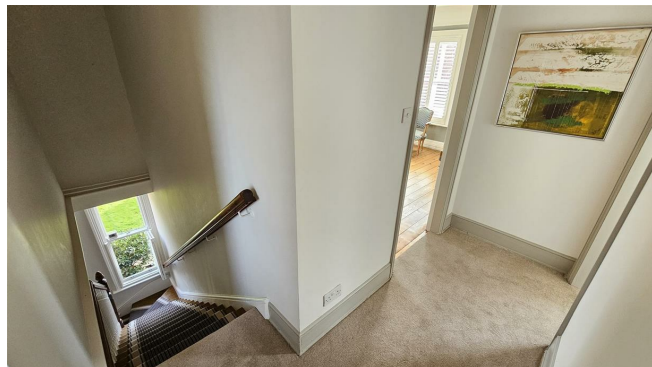
Laundry Area - with a pitched ceiling with exposed purlin, light point, wall mounted shelves, exposed brick floor and door leading through into:

Log Store - Providing useful storage, with a wall mounted shelf, central heating control, pitched ceiling with exposed purlin and light point.

LANDING

22'9 x 15'3 (6.93m x 4.65m)

Returning to the entrance hall, a spindle balustrade staircase rises to the Landing with its high coved ceiling, recently fitted Royal Prestige carpets, central heating radiator, sash window to the rear elevation with solid wood bi-fold plantation shutters.





BEDROOM 1

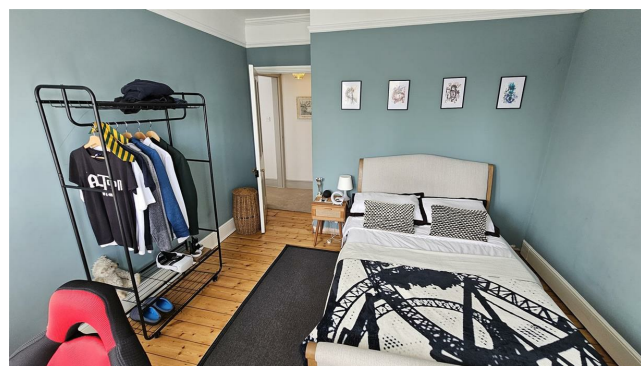
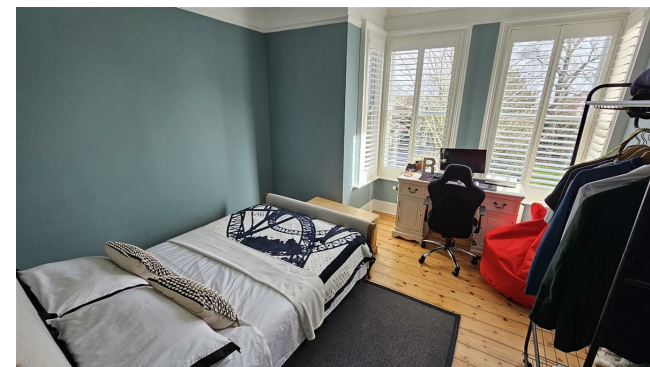
16'0 x 15'0 (4.88m x 4.57m)

Fitted with a range of built in wardrobes with hanging rails and storage shelves, high corniced ceiling, picture rail, central heating radiator, immersion cylinder, sash windows, with solid wood bi-fold plantation shutters, providing pleasant views over the front and side garden. Original and exposed wooden flooring.

BEDROOM 2

14'6 x 12'0 (4.42m x 3.66m)

with an attractive aspect on to the front garden, high corniced ceiling, picture rail, deep skirting, central heating radiator, large walk-in bay with sash windows, with solid wood bi-fold plantation shutters, overlooking the garden. Original and exposed wooden flooring.





BEDROOM 3

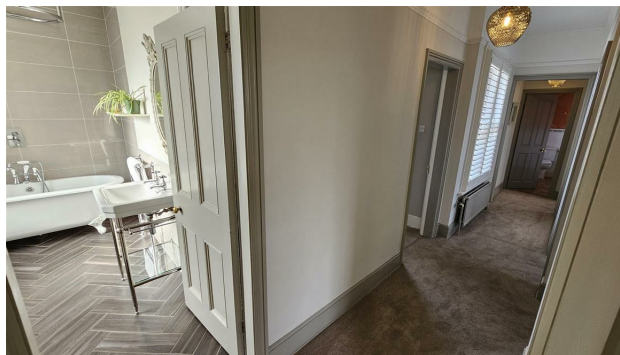
11'3 x 8'2 (3.43m x 2.49m)

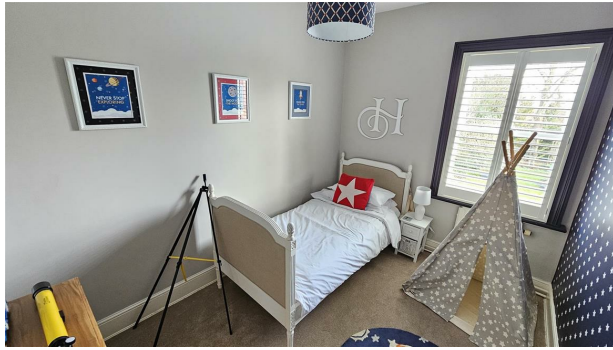
with deep skirting, central heating radiator, sash windows, with solid wood bi-fold plantation shutters, overlooking the side elevation. Recently fitted Royal Prestige carpets.

BATHROOM

11'0 x 6'8 (3.35m x 2.03m)

with a four piece suite comprising central roll-top bath with chrome taps and ceramic tiled wall, over-bath drench ceiling shower with a wall mounted shower mixer, low flush W.C., free-standing sink unit with chrome taps, wall mounted mirror, chrome towel radiator, coved ceiling with recessed spotlights, sash window to the side elevation. Herringbone tiled flooring. Timber steps give access to the useful loft void above. The loft provides ample height space for potential further development.





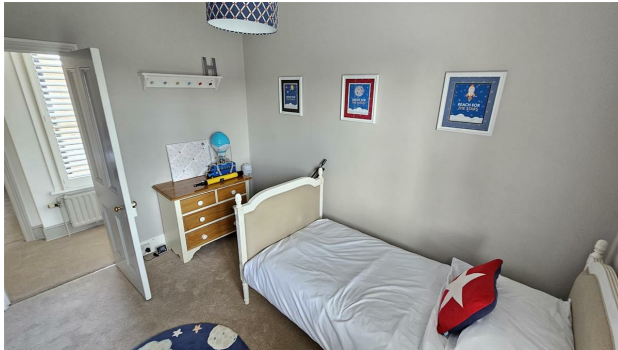
BEDROOM 4

11'6 x 8'0 (3.51m x 2.44m)

with a high ceiling with central light point, deep skirting, central heating radiator, sash window with pleasant aspect on to the garden. Recently fitted Royal Prestige carpets.

SHOWER ROOM

Situated adjacent to the second bedroom and could potentially provide en-suite facilities. With a four piece white suite comprising corner shower enclosure with sliding screen, wall mounted chrome shower mixer and handset over, bidet, pedestal wash hand basin with chrome taps, low flush W.C., ceramic tiled splashbacks, central heating radiator, coved ceiling with light point, wall mounted shaver point, double glazed window to the rear elevation. In need of further refurbishment.





OUTSIDE

The property occupies a delightful and large established plot with the bulk of the gardens lying to the front of the property behind a hedged perimeter, mainly laid to lawn with well stocked borders containing established trees and shrubs. The gardens continue to the side of the property where there is a further gravelled pathway with established borders.





OUTSIDE - USEFUL OUTBUILDINGS

Detached Outhouse with brick and rosemary tiling with a light and a quarry tiled floor. There is also a small paved enclosed side courtyard area with gravelled and hard standing and access to additional outbuildings comprising a Workshop / Store 14'0 x 7'9 with an exposed brick floor, power and light.

A further workshop 14'0 x 11'2 which is a former Victorian wash house. With a chimney breast with attractive inset period stove, exposed block set floor, power and light, windows to the front and side elevations. There is a soft water underground storage tank and pump, ideal for water recovery.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

