

**FOR SALE**

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

**OFFERS OVER £450,000**

## ELM HOUSE, ABBEY LANE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AE

A very handsome, double fronted, Georgian Home (1822) with a wealth of character and period features expected from a property of this era.

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 Elm House should be high on your viewing list!

The main accommodation comprises the central Hallway either side of which is a large bay fronted Lounge and also a Separate Dining Room with a spacious Breakfast Kitchen to the rear, from which there is a covered walkway leading to the garden and to the side. A dog-leg staircase leads to the first floor galleried landing, from which 3 Bedrooms and the main Family Bath Shower Room are accessed.

The property occupies a delightful corner plot within easy walking distance of the heart of the village, set back behind a wrought iron railing frontage and offering car standing for one vehicle with further on street parking on Dawns Lane to the side of the property.

The gardens run to three sides with well stocked borders, lawn and gravelled seating area, established fruit trees and enclosed by hedging and fencing. As well as the inherent charm and original character within the property, Elm House also benefits from a Worcester Bosch combi gas boiler and double glazing throughout.

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.

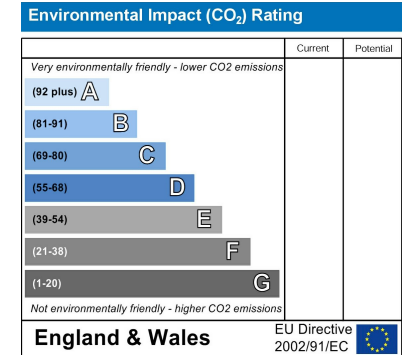
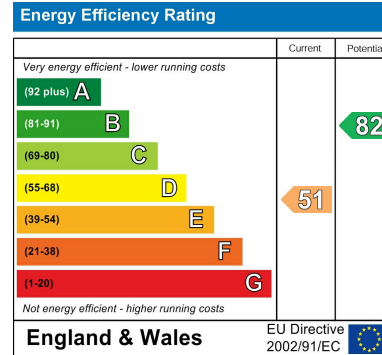


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn into Long Acre. Follow the road to the right passing the Fosse Way View Care Home on the right. At the T junction turn left onto the A52. Pass the turning on the left to Hawksworth and 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 right hand side, clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 9AE**

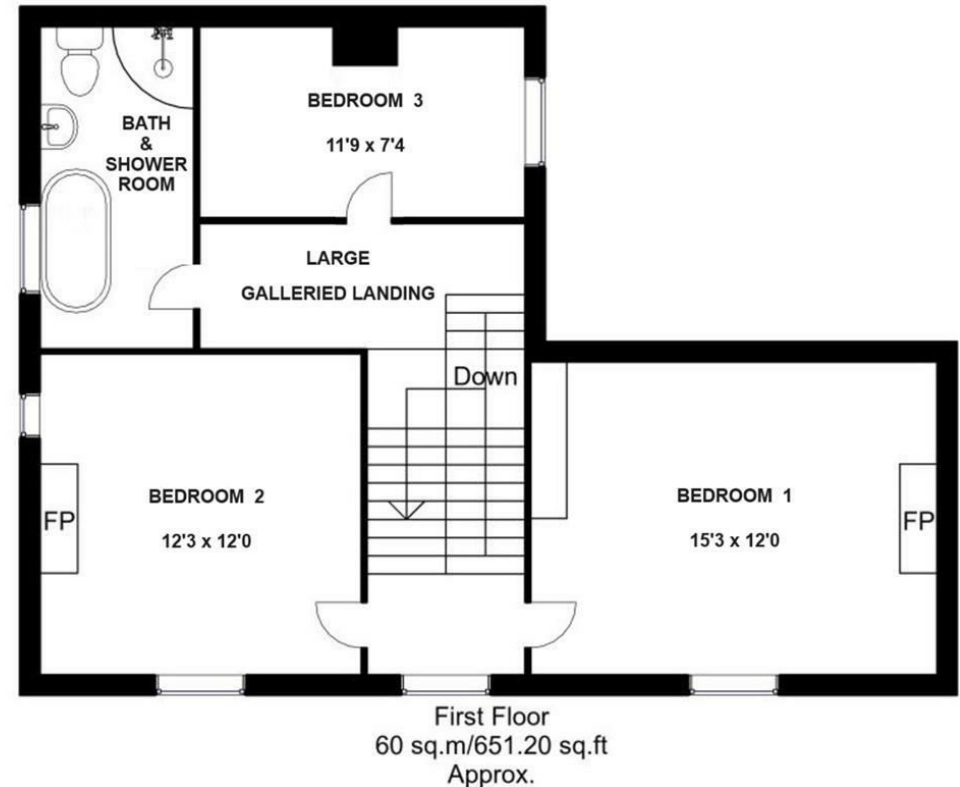
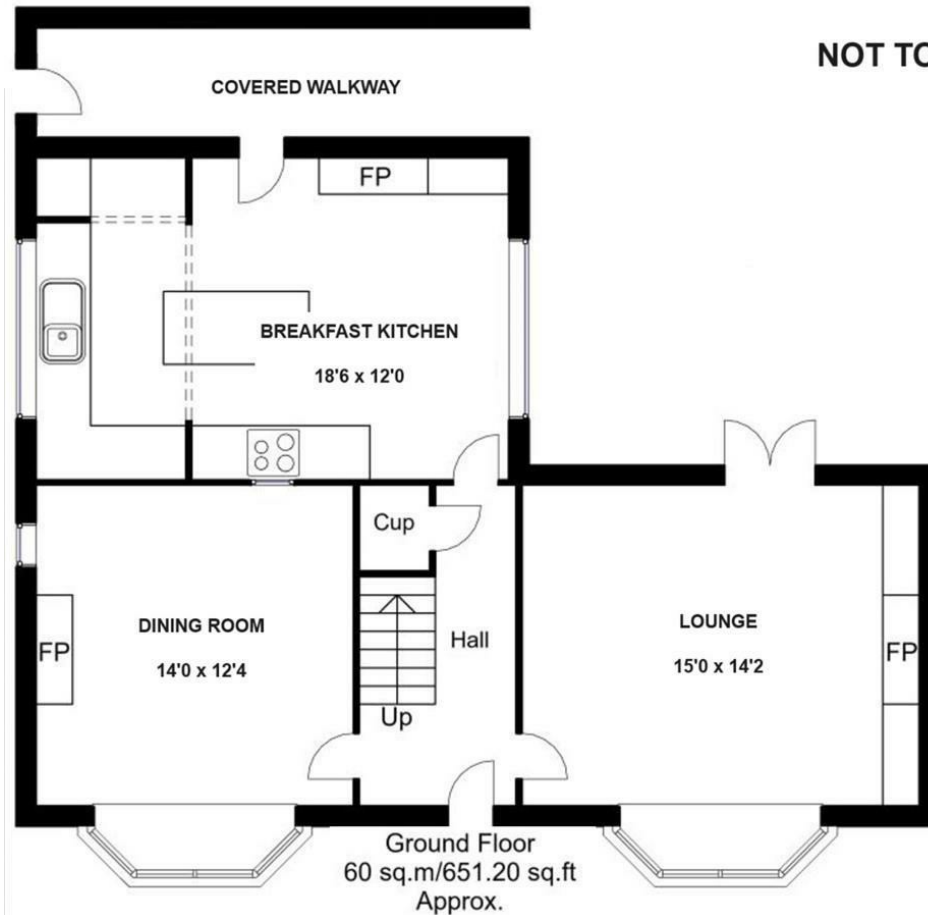
Council Tax Band

**D**



NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY





A period and solid wood entrance door into the

**HALLWAY**

13'6 x 7'6 (4.11m x 2.29m)

with a spindle balustrade staircase rising to the first floor, useful under stairs storage with light, quarry tiled floor, central heating radiator, glazed lights above the front door. Stripped pine door leads to a

**LOUNGE**

15'0 x 14'2 (4.57m x 4.32m)

A delightful light and airy main reception room benefitting from dual aspect. The main feature of the room is the chimney breast with brick hearth and multi-fuel burner, arched shelved alcoves to either side, deep skirting, exposed beam to the ceiling, two decorative wall lights, two central heating radiators, walk in bay with UPVC double glazed sash windows overlooking the front garden and double glazed hardwood doors leading onto the rear patio.

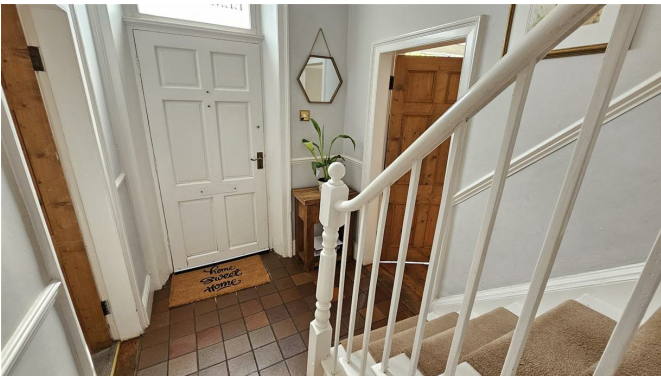




### **DINING ROOM**

14'0 x 12'4 (4.27m x 3.76m)

Another light and airy room benefiting from dual aspect. The main feature of the room is the chimney breast with fireplace, timber lintel and brick hearth, deep skirting, two central heating radiators, exposed beam to the ceiling, picture rail, double glazed window to the side elevation and attractive walk in bay with UPVC double glazed sash windows overlooking the front garden.





### **BREAKFAST KITCHEN**

18'6 x 12'0 (5.64m x 3.66m)

An attractive well-proportioned light and airy space benefiting from dual aspect and fitted with a generous range of white cottage style wall, base and drawer units, glass fronted display cabinets, butchers block effect laminate work surfaces with inset ceramic sink and drainer unit with chrome mixer tap. Replacement gas central heating Worcester Bosch boiler with space for free standing washing machine, dishwasher and alcove space for fridge freezer. To the centre of the room is complimenting island unit providing additional storage, integrated wine rack and butchers block work surface. Quarry tiled floor, two over head lights, heavy beamed ceiling with original hanging hooks, attractive fireplace and painted chimney breast with raised flagstone hearth and inset solid fuel stove and timber lintel over. In addition there is a central heating radiator, spot light over the oven, UPVC double glazed windows overlooking the side elevation and rear garden and a stable door leading out to the covered walkway to the rear of the property.



### **COVERED REAR PORCH**



RETURNING TO THE ENTRANCE HALL A SPLIT LEVEL TURNING STAIRCASE RISES TO THE

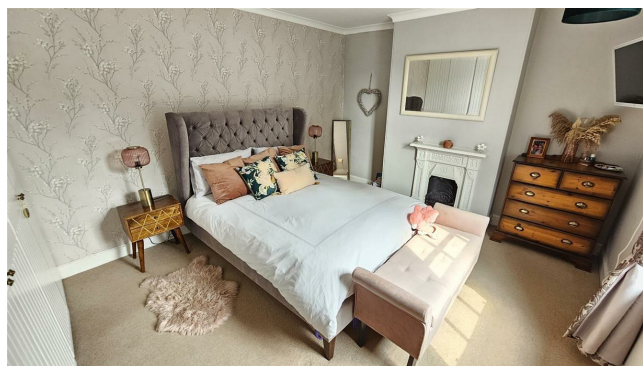
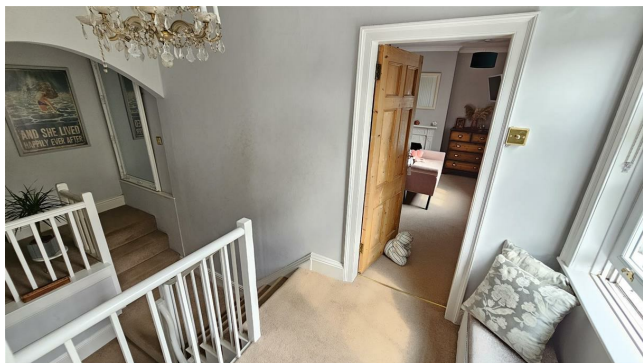
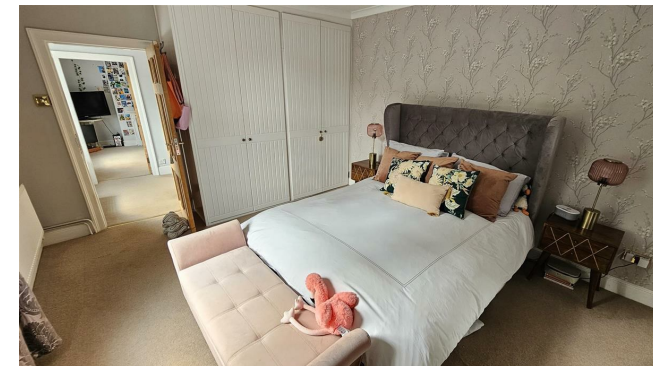
**GALLERIED LANDING**

Flooded with light and having a replacement sash UPVC window, deep skirting, pine door leading to

**BEDROOM 1**

15'3 x 12'0 (4.65m x 3.66m)

A well-proportioned double bedroom with high ceiling, chimney breast with inset fireplace, alcoves to either side, deep skirting, central heating radiator, replacement UPVC double glazed sash window to the front elevation, useful floor to ceiling wardrobes.





### **BEDROOM 2**

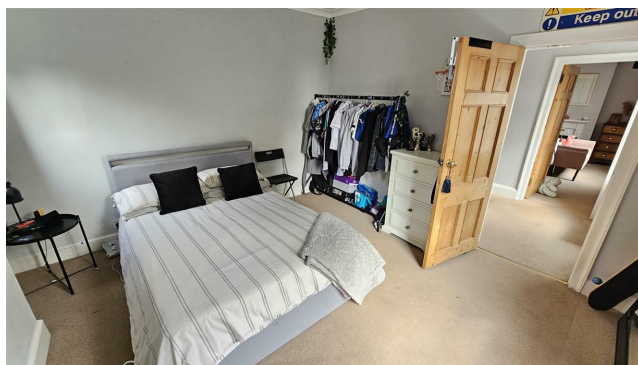
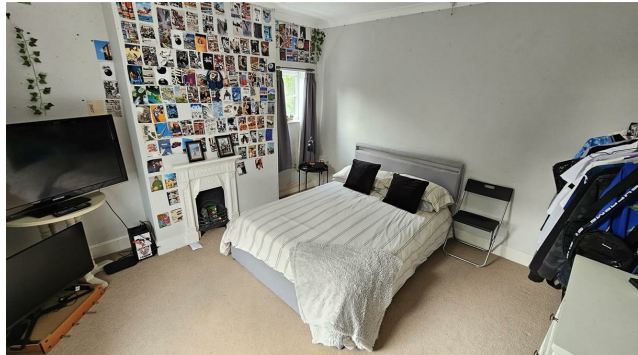
12'3 x 12'0 (3.73m x 3.66m)

A further well-proportioned double bedroom benefiting from dual aspect. With a chimney breast with attractive insert period fireplace, deep skirting, high coved ceiling, central heating radiator, UPVC double glazed window to the side elevation and UPVC double glazed sash window to the front

From the original landing area, a split staircase rises to a

### **SECONDARY LANDING**

with a spindle balustrade, access to loft space, central heating thermostat, deep skirting and cottage latch ledge and brace door leading to







### **BEDROOM 3**

11'9 x 7'4 (3.58m x 2.24m)  
with deep skirtings, a central heating radiator, UPVC double glazed window with pleasant aspect onto the rear garden.

### **BATH & SHOWER ROOM**

11'0 x 6'8 (3.35m x 2.03m)  
with a traditional style bathroom suite, roll top free standing bath with brass style mixer tap and integrated shower handset. Tongue and groove panelling and stripped wooden floors, integrated down lights and beam to the ceiling with extractor fan. Pedestal wash had basin with brass taps, high flush wc, deep skirting, combination column radiator with integrated towel rail, shower cubical with overhead shower head, UPVC double glazed window to side elevation





### **OUTSIDE - FRONT**

The property occupies a delightful prominent corner plot within the village close to the heart of Aslockton. Set back from the road behind original railing frontage, a pedestrian gate gives access to a gravel pathway leading to the front door and a decorative front garden with mature trees. An off-street parking space has been created for one vehicle with further on street parking on Dawns Lane to the side of the property.





### **OUTSIDE - SIDE & REAR**

The gardens run to three sides of the property, mainly laid to lawn and stocked with established trees and shrubs, enclosed to the side by hedging and to the rear, a recently erected fence. To the rear of the property is a gravelled seating area with a brick raised boarder and courtesy gate access to Dawns lane. The property also benefits from a handy storage shed with power and lighting.



