



Grantham Road,
Aslockton, NG13 9AJ



Grantham Road, Aslockton, NG13 9AJ £500,000

Offered to the market is this stunning Barn Conversion, offering an extremely high finish seamlessly blending character features with luxury contemporary fixtures and fittings and versatile accommodation comprising: Entrance Hall, Ground Floor W.C., Home Office, Living Room with feature fireplace and exposed beams and trusses, contemporary bespoke made, high end Kitchen with feature island, Utility Room, Two Ground Floor Bedrooms, Ground Floor luxury Shower Room, Master Bedroom with spacious En-Suite and further Bedroom to the first floor, Detached Double Garage, landscaped and private Garden and further enclosed garden area currently used for Angora goats. EPC Rating: TBC. Council Tax Band: E. Freehold.

Entrance

UPVC double glazed door into Entrance Hall.

Entrance Hall

A spacious and welcoming reception with flagstone flooring, returning staircase leading to the first floor with under stairs storage cupboard, latch and brace doors to the Living Room, Ground Floor W.C., Home Office and Kitchen.

Ground Floor W.C.

Fitted with a contemporary two piece suite comprising: W.C. and wash basin and having continuation of the flagstone flooring.



Home Office

7'3" x 9'3" (2.23 x 2.84)

Continuation of the flagstone flooring, beamed ceiling, feature shaped uPVC double glazed window to the front elevation and wall light points.

Kitchen

14'9" x 19'3" (4.52 x 5.87)

A bespoke hand made solid wooden kitchen with solid wooden work surface over, feature island, built-in dishwasher, space for large range cooker, space for wine fridge, inset double ceramic sink with contemporary mixer tap over, continuation of the flagstone flooring, feature wall mounted radiator, uPVC double glazed windows and French doors leading out to the Garden, exposed beam and latch and brace door to the Utility Room.

Utility Room

13'9" x 8'1" (4.20 x 2.48)

Again fitted with bespoke handmade solid wooden units with solid wooden work surface over, inset ceramic sink with mixer tap, space for American fridge freezer, continuation of the flagstone flooring, exposed beamed ceiling, contemporary wall mounted radiator and uPVC double glazed window and French doors.

Living Room

18'0" x 13'0" (5.51 x 3.98)

A character filled primary reception room with feature exposed brick chimney breast with log burning stove, vaulted ceiling with exposed trusses and beams, continuation of the flagstone flooring, uPVC double glazed window and French doors leading out to the Front Garden, feature shaped double glazed windows to the rear elevation, television point and latch and brace door to the Inner Hall.

Inner Hall

Exposed beams, feature shaped double glazed window to the rear elevation and latch and brace doors to the Ground Floor Bedrooms and Shower Room.

Bedroom Two

10'8" x 12'9" (3.27 x 3.90)

UPVC double glazed window to the front elevation, exposed beams and television point.

Bedroom Three

10'2" x 10'10" (3.11 x 3.31)

UPVC double glazed window to the front elevation, exposed beams and television point.

Shower Room

9'6" max x 7'11" max (2.91 max x 2.43 max)

Fitted with a luxurious three piece suite comprising: W.C., wash basin set into a vanity storage unit and large walk-in shower with glass screen and chrome rain shower and rinser, vaulted ceiling uPVC double glazed window to the front elevation contemporary tiling to wet areas, wood effect tiled flooring and heated towel rail.

Landing

Beamed ceiling, Velux Skylight window and latch and brace doors to the Master Bedroom Suite and Bedroom Four.

Master Bedroom Suite

14'9" x 13'11" (4.51 x 4.25)

A light and bright Master Bedroom suite with uPVC double glazed windows to two elevations, vaulted ceiling with exposed beams and trusses, built-in wardrobes and latch and brace door to the En-Suite.

En-Suite

15'3" max x 7'6" max (4.67 max x 2.31 max)

A generous En-Suite being fitted with a three piece suite comprising: W.C., wash basin and feature free standing bath with shower attachment over, two Velux Skylight windows, built-in storage to eaves and tile effect flooring.

Bedroom Four

10'5" max x 7'6" max (3.20 max x 2.30 max)

UPVC double glazed window to the front elevation, beamed ceiling and built-in storage cupboard.

Detached Double Garage

Two garage doors to the front, light and power and off street parking.

Gardens

The property sit with Gardens to the front and side elevations of the property with a further Garden area to the side of the Garage currently being used for grazing and having stables. Immediately to the rear of the Kitchen there is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with mature planted borders with a timber gate accessing the front elevations, where there is a further lawned garden and further off street parking.



Agents Note

This property has mains gas central heating with the boiler being fitted in 2025. Mains water and electric with a new consumer unit fitted in 2025.

This property is on a digester for drainage.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.









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