



**Plot 1, 14 The Barns Monks Place, Abbey  
Lane, Aslockton, Nottinghamshire, NG13 9DW**

**£710,000**

**Tel: 01949 836678**

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

- Impressive Barn Conversion
- 4 Double Bedrooms
- 3 Main Reception Areas
- Stunning Initial Hallway
- Nearing Completion
- Contemporary Fixtures & Fittings
- Master With Ensuite & Dressing Room
- Boot Room, Utility & Ground Floor Cloaks
- Off Road Parking & Double Garage
- Viewing Highly Recommended

Forming one of four well thought out, contemporary barn conversions Plot 1 provides an excellent level of accommodation over two floors, extending to just in excess of 2,300 sq.ft. and finished to a high standard.

A well considered internal layout provides three main reception areas including an impressive initial, dual aspect, entrance hall with reception area to the rear affording an attractive, high, vaulted ceiling up to a galleried landing above and providing an impressive first impression with pleasing aspect into the rear garden. In addition there is a well proportioned dining kitchen with a dual aspect. A separate study provides a versatile space perfect for today's way of home working but alternatively would make an additional snug or play room. A well proportioned boot room provides an excellent level of storage and links through into a useful utility. A separate cloak room has initial walk through cloaks area. To the first floor, leading off a central galleried landing with vaulted ceiling, there are four double bedrooms the master of which benefits from both a walk through dressing room and ensuite facilities, and separate family bathroom. Again there is an excellent level of storage on this level with a large walk in linen cupboard. The first floor rooms offer attractive far reaching views across adjacent fields.

As well as the well thought out internal accommodation the property occupies a delightful location, tucked away at the end of a no through lane on what is a generous corner plot by modern standards with ample off road parking and double garage. There are landscaped gardens to three sides with a pleasant aspect 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 TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

29'8" x 12'7" (9.04m x 3.84m)

A fantastic, well proportioned, open plan space which is flooded with light benefitting from both a dual aspect and also full height double glazed lights at the front with a vaulted aspect up to a galleried landing above. In addition double glazed French doors and side lights lead out into the rear garden and a staircase rises to an impressive galleried landing above. Further doors, in turn, lead to:

### CLOAKS AREA

6'6" x 4'9" (1.98m x 1.45m)

A really useful area tucked away off the main entrance hall, ideal for concealing outer wear and potentially providing storage space which, in turn, leads through to:

### GROUND FLOOR CLOAK ROOM

6'4" x 3'7" (1.93m x 1.09m)

Having a two piece contemporary suite and double glazed window to the front.

### SITTING ROOM

16' x 14'5" (4.88m x 4.39m)

A well proportioned space benefitting from a just off westerly aspect to the side with double glazed windows, chimney breast with alcove to the side and further door leading through into:

### DINING KITCHEN

16' x 14'6" (4.88m x 4.42m)

A well proportioned room benefitting from a dual aspect with double glazed folding windows overlooking the rear garden and additional windows to the side with a pleasant aspect across to adjacent fields. The contemporary kitchen is fitted with a generous range of units, having integrated appliances including double oven, hob, fridge freezer wine cooler and dishwasher. A further door returns back to the initial entrance hall and this area of this reception space would be large enough to accommodate a dining space should this be required and benefits from access out into the rear garden.

Further doors lead, in turn, to:

### STUDY

9'6 x 8'8" (2.90m x 2.64m)

A versatile reception which would be ideal as a home office, perfect for today's way of working, but alternatively would make a small snug or play room.

### BOOT ROOM

8'11" x 6'3" (2.72m x 1.91m)

A useful space providing a good level of essential storage and links through into:

## UTILITY ROOM

8'6" x 5'8" (2.59m x 1.73m)

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING

21'5" x 12'8" (6.53m x 3.86m)

An impressive space having vaulted ceiling and full height double glazed windows to the front creating a dramatic focal point which, in turn, leads to:

## BEDROOM 1

16'5" x 12'5" (5.00m x 3.78m)

A well proportioned master suite which benefits from a large double bedroom linking through into a walk through dressing room and, in turn, ensuite facilities. The main bedroom in total offers around 340 sq.ft. of floor area, having attractive pitched ceiling and benefitting from a dual aspect having double glazed window to both the rear and side elevations with wonderful views across adjacent fields.

## WALK IN DRESSING ROOM

8'6" x 7'7" (2.59m x 2.31m)

Having a doorway leading through into:

## ENSUITE SHOWER ROOM

8' x 7'9" (2.44m x 2.36m)

This room will be fitted with a contemporary suite, having double glazed window to the side.

## BEDROOM 2

16'3" x 9'6" (4.95m x 2.90m)

A further well proportioned double bedroom affording a wonderful aspect to the side and having a pitched ceiling.

## BEDROOM 3

12'6" x 8'6" (3.81m x 2.59m)

A further double bedroom having pitched ceiling and double glazed window with a pleasant aspect across the garden and fields beyond.

## BEDROOM 4

8'7" x 10' (2.62m x 3.05m)

Again a double bedroom having aspect to the front with pitched ceiling and double glazed window.

## STORE/LINEN ROOM

8'2" x 6'6" (2.49m x 1.98m)

A well proportioned space which will house the plant with hot water system and providing a good level of storage, having a pitched ceiling.

## MAIN BATH/SHOWER ROOM

12'7" x 8'6" (3.84m x 2.59m)

A well proportioned space having aspect to the rear with pitched ceiling and contemporary suite.

## EXTERIOR

The property occupies a pleasant position tucked away on a corner plot with gardens to three sides and a delightful aspect across adjacent fields to both the side and rear, the gardens to be landscaped with black iron estate fencing to the front. The property also having ample off road parking and benefitting from a detached double garage.

## 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 initial management fee of £423 payable after the last property is sold and the private road is completed. Upon completion the management company will be handed to the residents.

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:-

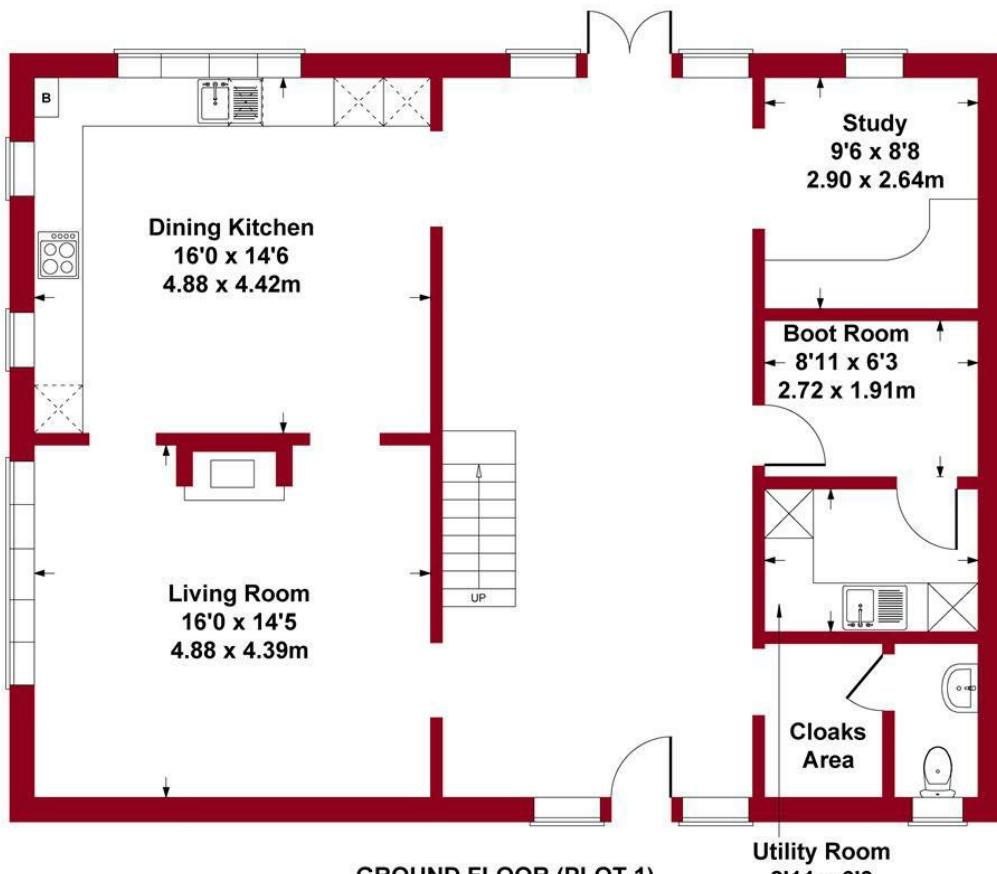
<https://reports.ofsted.gov.uk/>

Planning applications:-

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







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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

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