



3 Chapel Row Chapel Lane, Aslockton,
Nottinghamshire, NG13 9AR

Chain Free £185,000

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

- Period End Terraced Cottage
- Open Plan Main Reception
- Low Maintenance Courtyard Garden
- No Upward Chain
- Viewing Highly Recommended
- 2 Bedrooms
- 1st Floor Bathroom
- Pleasant Village Setting
- Ideal 1st Time Buy

An opportunity to purchase an interesting period end terraced cottage tucked away in a quiet backwater within this well regarded edge of Vale village.

The property offers around 580 sq.ft. of internal accommodation making it ideal for single or professional couples or those downsizing from larger dwellings looking for a period home located on a manageable low maintenance plot within a pleasant village setting.

The accommodation is neutrally decorated and benefits from gas central heating and UPVC double glazing and comprises an initial entrance hall with fitted kitchen off, an open plan living/dining room with feature fireplace and large under stairs storage cupboard; to the first floor are two bedrooms and modern bathroom.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

6'5" x 3'6" (1.96m x 1.07m)

Having wood effect laminate flooring, turning staircase rising the first floor landing and further doors leading to:

MAIN RECEPTION

19'7" max x 9'8" max (5.97m max x 2.95m max)

A L shaped reception room large enough to accommodate both a living and dining space the focal point of which is a chimney breast with feature alcove, brick hearth and alcoves to the side; wood effect laminate flooring, window and exterior door to the front. To the rear of this

reception is an area large enough to accommodate a small breakfast table with useful alcove, window to the rear, built in under stairs storage cupboard housing the gas central heating boiler.

KITCHEN

9'5" x 5'11" (2.87m x 1.80m)

Having fitted base units, L shaped configuration of laminate work surfaces with inset sink and drain unit and tiled splash backs; integrated appliances including fridge, Lamona single oven and four ring gas hob over; plumbing for washing machine, continuation of wood effect laminate flooring and window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR SPLIT LEVEL LANDING

Having built in airing cupboard housing the hot water cylinder and further doors leading to:

BEDROOM 1

10'2" x 13'4" (3.10m x 4.06m)

A well proportioned double bedroom having chimney breast with alcoves to the side and window to the front.

BEDROOM 2

10'3" x 5'8" (3.12m x 1.73m)

Ideal as a single bedroom or alternatively a study or dressing room; having access to loft space above and window to the front.

BATHROOM

5'7" x 5'5" (1.70m x 1.65m)

Having a three piece suite comprising a panelled bath with chrome taps, wall mounted electric shower over and glass screen, close coupled WC and pedestal washbasin; Travertine effect tiled walls and window to the rear.

EXTERIOR

The property occupies a manageable relatively low maintenance corner plot with a courtyard style walled garden providing a hard seating area with a wrought iron gate to the front and panelled fencing to the rear. Parking is on street.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B

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).

There maybe shared maintenance responsibilities for a section of the Lane to the east side of the property, with a right of way given to the adjacent dwellings.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

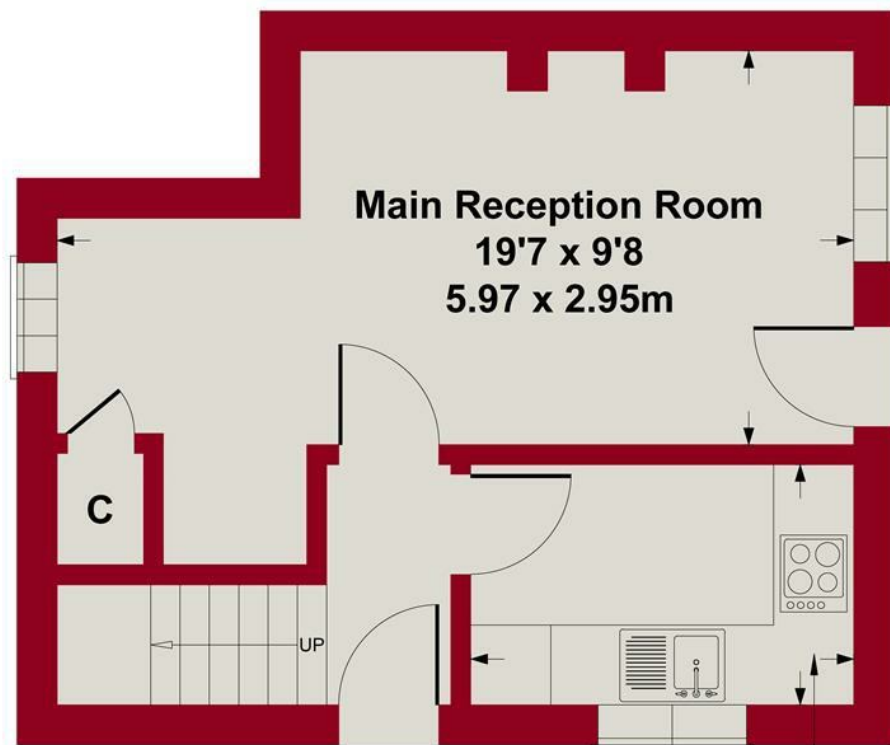
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



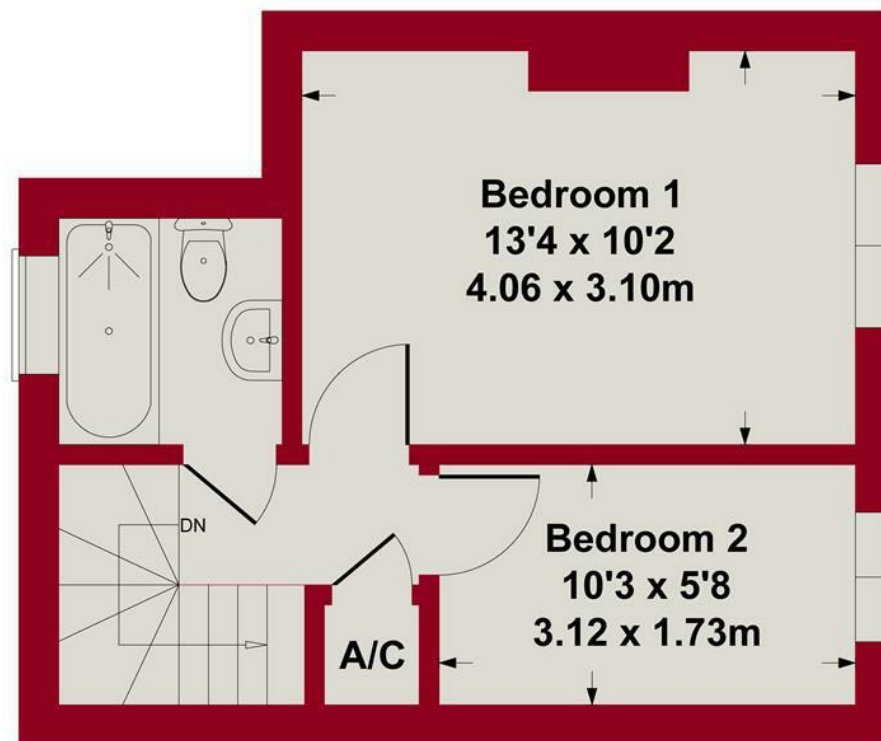




Main Reception Room
 19'7 x 9'8
 5.97 x 2.95m

Kitchen
 9'5 x 5'11
 2.87 x 1.80m

GROUND FLOOR



Bedroom 1
 13'4 x 10'2
 4.06 x 3.10m

Bedroom 2
 10'3 x 5'8
 3.12 x 1.73m

FIRST FLOOR

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		9
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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		66
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firm's 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



RICS



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