



6 Old Greyhound Close, Aslockton,
Nottinghamshire, NG13 9AT

£625,000
Tel: 01949 836678

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

- Detached Family Home
- Contemporary Fixtures & Fittings
- Three Receptions
- Generous Utility
- Ensuite & Main Bathroom
- Completed Around 2015
- Four Double Bedrooms
- Impressive Open Plan Living Kitchen
- Ground Floor Cloakroom
- Driveway & Garage

We have pleasure in offering to the market this tastefully presented detached family orientated home completed around 2015 to a high specification, designed and finished with a great deal of thought and attention to detail which combine to create a modern efficient home but with the aesthetics of a more traditional property mimicking a barn style development.

The accommodation benefits from underfloor heating to the ground floor with sealed unit double glazed windows and tasteful decoration throughout. Approaching 2,000sq.ft. the property offers a great deal of versatility with four double bedrooms and three receptions as well as a simply stunning open plan living/dining kitchen. Benefitting from a dual aspect with two runs of bifold doors and part vaulted ceiling to the kitchen area with inset skylights flooding this area with light this part of the house is undoubtedly going to become the hub of the home, perfect for entertaining and everyday living and links through into a useful utility room.

The additional receptions provide a dual aspect sitting room, again with access out into the westerly facing rear garden, separate snug/study and conversion of part of the double garage which has provided a substantial additional reception area currently utilised as an office/games room.

Off the initial entrance hall with part vaulted ceiling is a ground floor cloakroom and the staircase rising to a galleried landing above and leading, in turn to four bedrooms, the master with ensuite facilities, and separate well appointed family bathroom.

As well as the accommodation offered the property comprises a pleasant landscaped plot tucked away in a small cul-de-sac setting with off road parking and garage to the front and enclosed westerly facing garden at the rear. The property is centrally located in this well regarded edge of Vale village with viewing coming 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, 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 SOLID COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO INITIAL:

ENTRANCE HALL

15' x 7' (4.57m x 2.13m)

An attractive initial entrance vestibule having full height ceiling up to a galleried landing above with spindle balustrade turning staircase rising to the first floor landing with useful under stairs alcove beneath, deep skirting and architrave, contemporary tiled floor and oak internal door leading to built in cloaks cupboard providing useful storage and a good level of cloaks hanging.

Further oak internal doors leading to:

GROUND FLOOR CLOAKROOM

5'2" x 3'2" (1.57m x 0.97m)

Having a contemporary two piece white suite comprising close coupled WC, pedestal wash hand basin with chrome mixer tap, attractive part tongue and groove effect paneling, contemporary decoration and extractor to the ceiling.

SITTING ROOM

15'4" x 12'4" (4.67m x 3.76m)

A pleasant light and airy reception benefitting from a dual aspect with double glazed window to the front and bifold doors into the garden at the rear. The room also having attractive oak flooring, deep skirting and inset downlighters to the ceiling and electric blinds.

OPEN PLAN LIVING/DINING KITCHEN

23'5" max x 19'3" max (7.14m max x 5.87m max)

A stunning, well proportioned open plan everyday living/entertaining space which is undoubtedly going to become the heart of the home, filled with light having part vaulted ceiling with two inset conservation skylights, further double glazed windows to both rear and side elevations and two runs of bifold doors creating an attractive feature as well as leading out into the garden.

The initial reception area provides capacity for both living and dining with inset downlighters to the ceiling, tiled floor and deep skirting that leads through into a tastefully appointed kitchen fitted with a generous range of Shaker style wall, base and drawer units finished in heritage style colours with contemporary handles, granite preparation surfaces, undermounted sink unit with chrome swan neck mixer tap and granite upstands; complementing central island unit providing further storage and preparation area as well as integral breakfast bar for informal dining; further integrated appliances include five ring stainless steel finish gas hob with Siemens extractor over, built in Siemens double oven,

dishwasher, fridge and freezer, electric blinds; a continuation of the tiled floor with the kitchen area having attractive vaulted ceiling.

A further door leads through into:

INNER LOBBY

7'1" x 3' (2.16m x 0.91m)

Having useful storage cupboard, tiled floor with deep skirting and architrave, and open doorway leading through into:

UTILITY ROOM

8'7" x 7'10" (2.62m x 2.39m)

Fitted with a generous range of wall and base units which houses the Vaillant gas central heating boiler, two runs of preparation surfaces one with inset sink and drain unit with chrome mixer tap, plumbing for washing machine, space for a tumble dryer, inset skylight to the ceiling, tiled floor, double glazed window and exterior door to the side.

Further door leading through to:

OFFICE/GAMES ROOM

17'10" x 8'11" (5.44m x 2.72m)

A fantastic space converted from half the original double garage creating a versatile reception room away from the main accommodation currently utilised as a home office/games room and ideal as a home office perfect for today's way of working, having integrated furniture with wall and base units with study area, deep skirting, oak flooring, access loft space above, inset downlights to the ceiling and double glazed window to the front.

A further door gives courtesy access into the garage.

Returning to the initial entrance hall a further door leads into:

SNUG/STUDY

10'4" x 8'6" (3.15m x 2.59m)

A versatile reception which would make an additional second office space or teenage snug having oak flooring, deep skirting and architrave and double glazed window overlooking the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL:

GALLERIED LANDING

19'1" x 6'9" (5.82m x 2.06m)

From the main entrance hall an attractive spindle balustrade turning staircase rises to a galleried landing above flooded with light having large double glazed windows to the front with integral blinds, central heating radiator, access to loft space above and built in airing cupboard housing pressurised hot water system.

Further oak doors leading to:

BEDROOM 1

12'5" x 10'2" (3.78m x 3.10m)

A well proportioned master suite offering around 230sq.ft. of floor area comprising initial walk through dressing area with space for wardrobes, deep skirting and architrave, and inset downlighters to the ceiling that leads through into the main double bedroom with attractive part pitched ceiling with inset downlighters, two central heating radiators and double glazed windows to the side and rear.

Further door leads through into:

ENSUITE SHOWER ROOM

6'10" x 5'7" (2.08m x 1.70m)

Tastefully appointed with a contemporary suite comprising shower enclosure with sliding screen, wall mounted shower mixer, close coupled WC, pedestal wash hand basin in chrome mixer tap, tongue and groove effect paneling, contemporary towel radiator, tiled floor, skylight to the ceiling and inset downlighters.

BEDROOM 2

10'10" x 8'8" (3.30m x 2.64m)

A further double bedroom having aspect into the rear garden with central heating radiator, deep skirting and architrave and double glazed window.

BEDROOM 3

12'2" x 8'8" (3.71m x 2.64m)

A further double bedroom having aspect into the rear garden with deep skirting and architrave, central heating radiator and double glazed window.

BEDROOM 4

9'11" x 9' (3.02m x 2.74m)

Large enough to accommodate a double bed having aspect to the front with deep skirting and architrave, central heating radiator and double glazed window.

FAMILY BATHROOM

7'4" x 6'5" (2.24m x 1.96m)

Tastefully appointed with a contemporary suite comprising tongue and groove effect paneled bath with chrome mixer tap, additional wall mounted shower mixer with independent handset and glass screen, close coupled WC, half pedestal wash basin with chrome mixer tap, tongue and groove effect paneling with deep skirting and architrave, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the front.

EXTERIOR

The property occupies a pleasant position tucked away within this small close shared with a handful of similar bespoke dwellings. The frontage has been landscaped for low maintenance living and to maximise off road parking with block set driveway which in turn leads to the

attached garage with electric sectional up and over door with power and light and courtesy door.

REAR GARDEN

The rear garden provides a an excellent enclosed outdoor space benefitting from a westerly aspect and has been thoughtfully landscaped with established trees and shrubs, a central lawn and paved terraces creating an excellent outdoor living/entertaining area.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band F

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 property is located within a private close, shared with five other dwellings. There maybe covenants within the title.

The property lies within the village conservation area.

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>

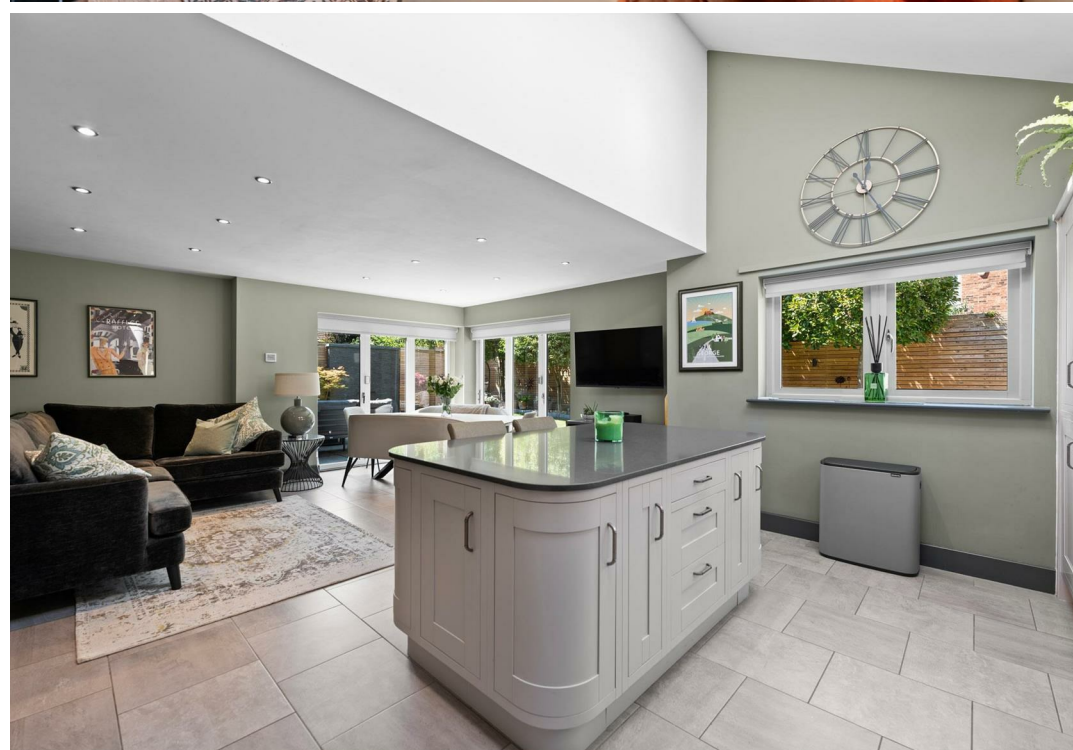
School Ofsted reports:-

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

Planning applications:-

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



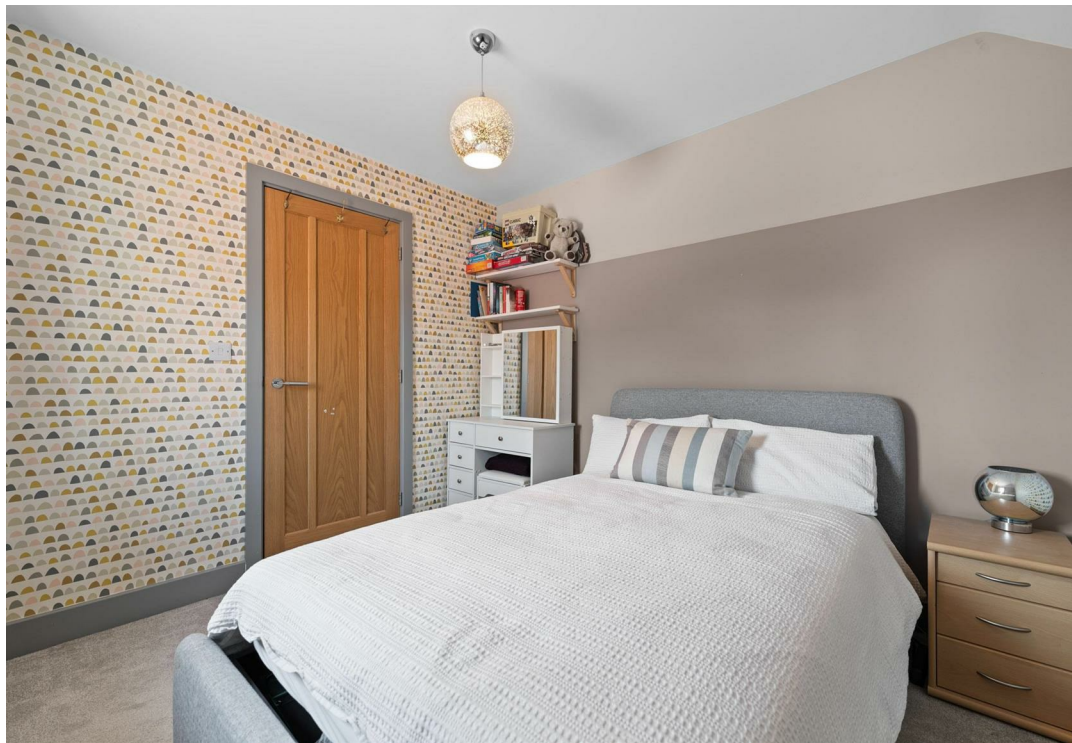


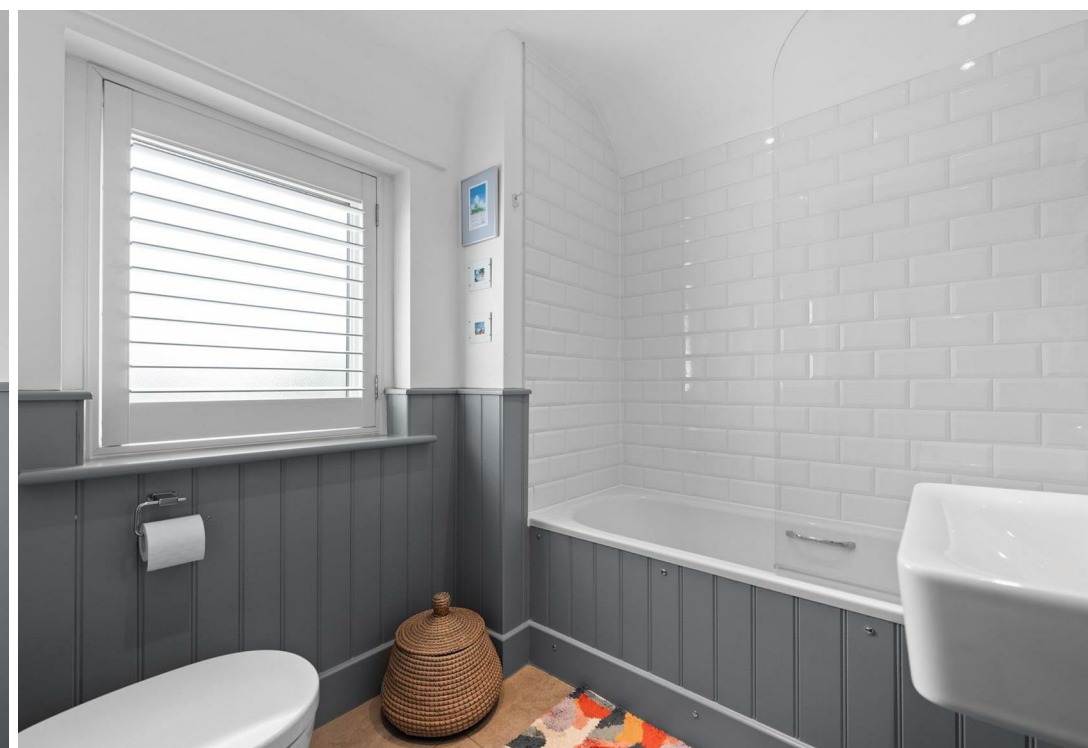








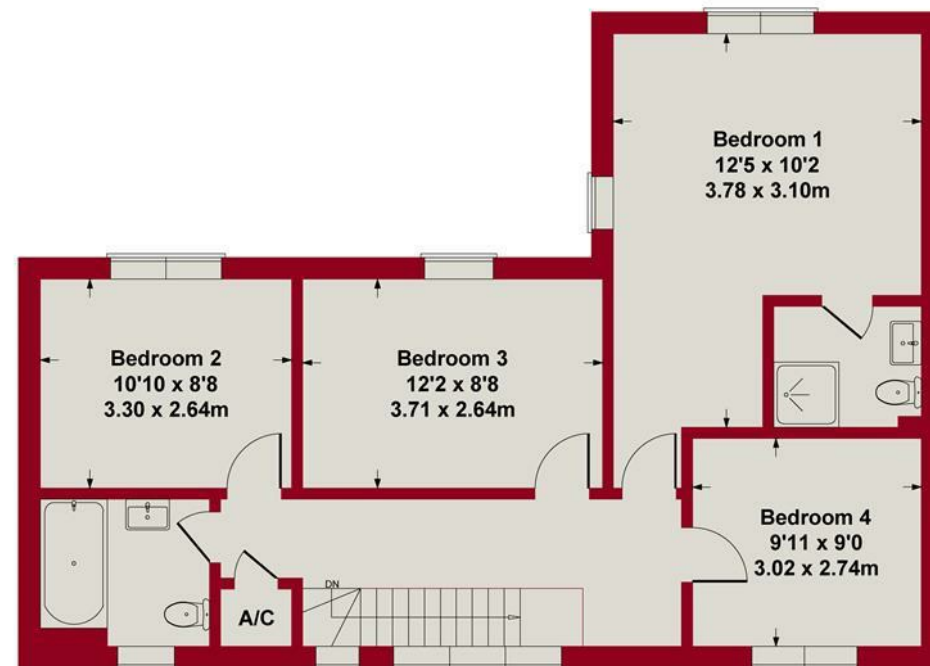








GROUND FLOOR

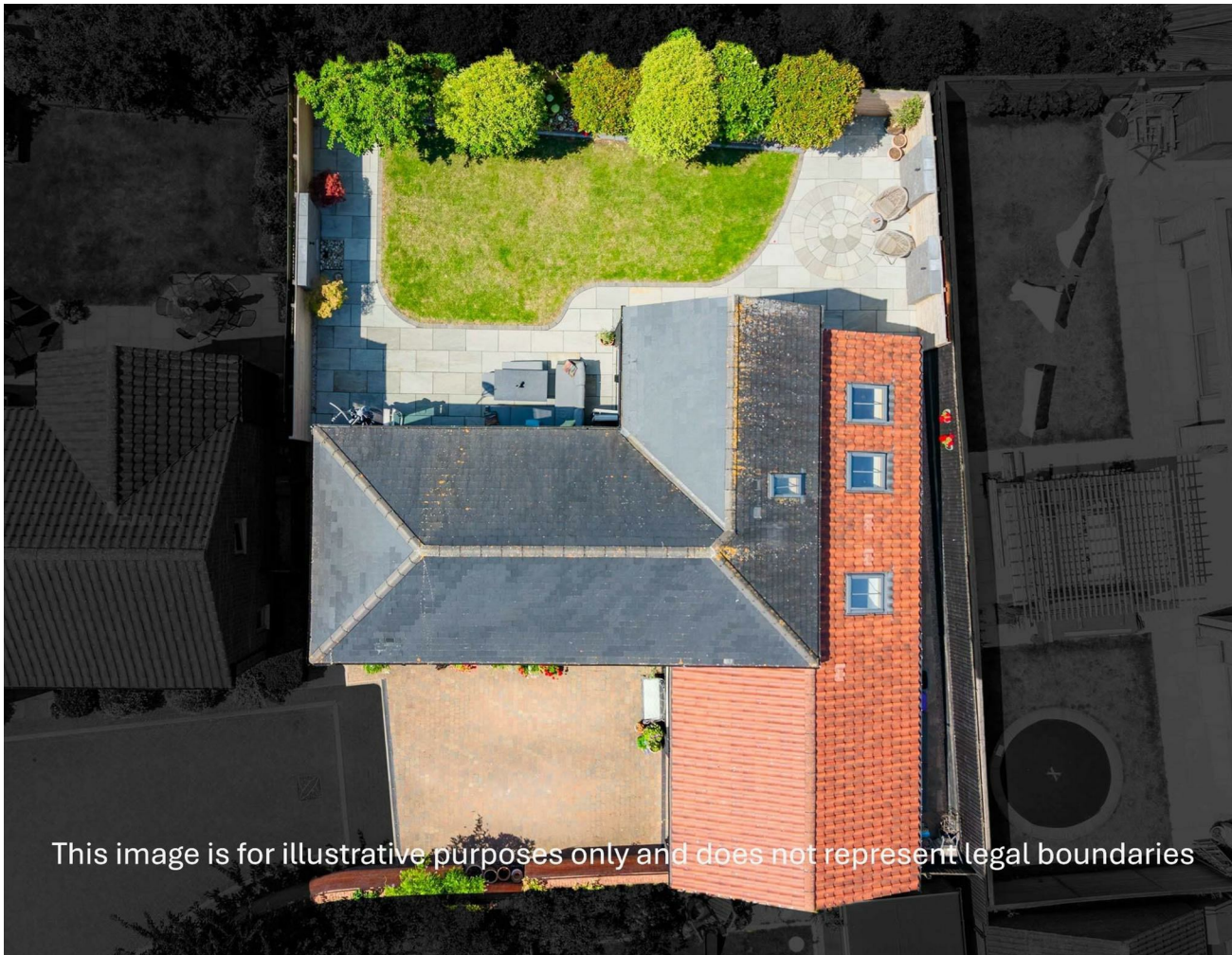


FIRST FLOOR

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		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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