



**Mill Lane House Aslockton Road, Scarrington,  
Nottinghamshire, NG13 9BP**

**£775,000**

**Tel: 01949 836678**

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

- Detached Family Home
- 3 Receptions
- Delightful 1/3 Acre Plot
- Utility & Ground Floor Cloaks
- Further Potential
- 4 Double Bedrooms
- 2 Ensuites & Family Bathroom
- Ample Parking & Double Garage
- Open Aspect To Front
- Viewing Highly Recommended

We have pleasure in offering to the market this interesting, individual, detached family orientated home tucked away on the outskirts of this well regarded and pretty village. The property occupies a delightful plot lying in the region of 1/3 of an acre and benefitting from pleasant open views to the front across adjacent paddocks and fields beyond to Belvoir Castle.

This versatile home offers an excellent level of accommodation spanning two floors providing four double bedrooms, two of which benefit from ensuite facilities, with a separate well proportioned family bathroom while an attractive, central, galleried landing affords elevated views to the front. To the ground floor there are three main receptions, including a spacious dual aspect sitting room with a formal dining room off, a useful study, a breakfast kitchen, a well proportioned utility and ground floor cloak room. The ground floor accommodation all leads off a central hallway with an aspect up to a full height ceiling and a galleried landing above which creates an attractive initial entrance.

Over the years the property has seen a general programme of modernisation with contemporary bathrooms and ensuites as well as having neutral decoration. The property also benefits from an upgraded gas central heating system and boiler located within the attached double garage.

As well as the internal accommodation the property occupies a level, established, plot with an excellent level of off road parking and garaging and a particularly well proportioned rear garden making it ideal for families.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **SCARRINGTON**

The village of Scarrington lies close to the market town of Bingham, close to the A46 and A52. There is a children's nursery and public house in the nearby village of Car Colston and primary schools in the nearby villages of Aslockton and Orston. Further amenities are available in Bingham including secondary schooling, a range of shops, doctors, dentists and leisure centre. The nearby village of Aslockton is also well equipped with amenities including a public house, a farm fresh shop with household sundries and deli, hourly bus services and a railway station with links to Nottingham and Grantham and highly regarded schools including the King's School (KGGs) and High School for Girls. From Grantham are high speed trains to London in just over an hour.

A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED STORM PORCH**

3'8" x 7'10" (1.12m x 2.39m)

An enclosed storm porch that could provide cloaks hanging space, having pitched ceiling, quarry tiled floor and a further glazed timber entrance door and side light leading through into:

### **MAIN ENTRANCE HALL**

15' max x 11'4" max (4.57m max x 3.45m max)

A well proportioned initial L shaped entrance hall having a pleasant aspect onto a galleried landing above with full height ceiling, having deep skirtings and architrave, spindle balustrade staircase rising to the first floor with useful under stairs alcove beneath and further doors, in turn, leading to:

### **SITTING ROOM**

24'11" x 14'9" (7.59m x 4.50m)

A well proportioned reception which benefits from a dual aspect with a double glazed bay window to the front and French doors into the garden at the rear. The focal point to the room is an Adam style fire surround and mantel with marble hearth and back and inset open grate. The room also having corniced ceiling, deep skirtings and double doors leading through into:

### **DINING ROOM**

13'4" x 11'2" (4.06m x 3.40m)

A versatile reception space perfect as formal dining lying adjacent to the kitchen, having an aspect out into the rear garden, wood effect laminate flooring, deep skirtings, corniced ceiling and French doors leading out onto the rear terrace.

A further door in turn gives access through into:

### **DINING KITCHEN**

15'8" x 14'2" (4.78m x 4.32m)

A well proportioned space having an aspect into the rear garden, the room being large enough to accommodate a dining area. The kitchen is fitted with a range of Shaker style wall, base and drawer units providing a good level of storage and having; granite preparation surfaces with inset ceramic sink and drain unit with chrome swan neck mixer tap; granite upstands and under unit lighting; space for freestanding range; plumbing for dishwasher; continuation of the wood effect laminate flooring; inset downlighters to the ceiling; window and French doors leading out in the rear garden and a further door returning to the main entrance hall.

Leading off the kitchen a further door gives access through into:

## UTILITY/BOOT ROOM

13'10" x 7'3" (4.22m x 2.21m)

A well proportioned space which provides a good level of storage having built in cupboards, one of which houses a sink and drain unit; plumbing for washing machine and space for tumble dryer; space for a further freestanding appliance; cloaks hanging space; window to the front aspect and additional stable door leading into the rear garden. A further courtesy door gives access into:

## DOUBLE GARAGE

17' wide x 18' deep (5.18m wide x 5.49m deep)

An attached double garage having twin up and over doors, power and light; useful potential storage in the eaves and also housing the upgraded wall mounted Worcester Bosch gas central heating boiler and electrical consumer unit; further timber ledge and brace door leading into the rear garden.

Returning to the main entrance hall a further doors lead to:

## STUDY

10' x 8' (3.05m x 2.44m)

A versatile reception perfect as a home office ideal for today's way of working having panelled effect wall, built in storage cupboard and double glazed window overlooking the front garden.

## GROUND FLOOR CLOAK ROOM

4'11" x 4'6" (1.50m x 1.37m)

Having a modern suite comprising; WC with concealed cistern and wall mounted washbasin with chrome mixer tap and metro style tiled splash backs; double glazed window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING

An impressive galleried landing flooded with light having a double glazed window to the front which affords fantastic panoramic views across adjacent countryside and fields beyond to Belvoir Castle. In turn, further doors lead to:

## BEDROOM 1

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

A well proportioned double bedroom overlooking the rear garden and benefitting from ensuite facilities; having deep skirtings, panel effect feature wall and double glazed window to the rear. A further door leads through into:

## ENSUITE SHOWER ROOM

9'11" x 4'10" (3.02m x 1.47m)

A well proportioned ensuite having a suite comprising; large double width shower enclosure

with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over; close coupled WC; and wall mounted washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and double glazed window.

## BEDROOM 2

13'9" (excluding wardrobes) x 9'7" (4.19m (excluding wardrobes) x 2.92m)

A further double bedroom also benefitting from ensuite facilities and having a pleasant aspect into the rear garden with; built in wardrobes, deep skirtings and double glazed window. A further door leads through into:

## ENSUITE SHOWER ROOM

10' x 3'6" (3.05m x 1.07m)

Having a contemporary suite comprising; large shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over; mosaic tiled splash backs; close coupled WC; and pedestal washbasin with chrome taps and tiled splash backs with tumbled marble mosaic tiled border; and double glazed window to the rear.

## BEDROOM 3

14'10" x 10' (4.52m x 3.05m)

A further well proportioned double bedroom having aspect to the front with wonderful open views across adjacent paddocks and fields beyond; deep skirtings and double glazed window.

## BEDROOM 4

12' x 9'3" (3.66m x 2.82m)

A further double bedroom having a delightful aspect to the front, the room having built in wardrobes with sliding door fronts and double glazed window.

## FAMILY BATHROOM

10' x 8'6" (3.05m x 2.59m)

A well proportioned family bath/shower room tastefully appointed with a contemporary suite comprising; large double width shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over; tiled panelled bath with chrome mixer tap with integral shower handset; wall hung WC with concealed cistern; and washbasin with chrome mixer tap and tiled splash backs; inset downlighters to the ceiling, access to loft space above which is boarded to provide a good level of storage, contemporary towel radiator and double glazed window to the rear.

## EXTERIOR

The property occupies a delightful location tucked away off a private driveway with a timber field gate giving access onto a generous tarmac driveway providing off road car standing for numerous vehicles which, in turn, leads to an attached double garage providing either secure parking, workshop or storage space. The majority of the frontage is laid to lawn and offers a good degree of privacy being enclosed by mature hedging with established borders and a range of shrubs. The rear garden is generous by modern standards and offers a good degree of privacy being enclosed by brick walls, fencing and mature hedging. The

initial, more formal, garden is predominately laid to lawn with an initial paved terrace and central pathway that continues to a secondary element to the garden, screened by timber trellising which is a less formal area that could be given over to a vegetable garden and currently contains various established trees and shrubs. Combined these create an excellent sized area perfect for families, the total extent of the plot lying in excess of 1/3 of an acre.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band G

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We understand the property is on mains drainage, water and electric. Central heating is gas fired but on LPG (not mains gas). (information taken from Energy performance certificate and/or vendor).

There is an initial shared access to the driveway leading off Aslockton Road. Mill Lane House is in ownership of its part of the drive but gives a right of way to the adjacent properties.

Please note there are historic covenants in the title relating to the keeping of certain livestock, birds and poultry as well limiting the site to one dwelling and restrictions around business use. Clients would need to be satisfied as to whether these restrictions were applicable to them prior to offering, . Further details available.

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>

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>







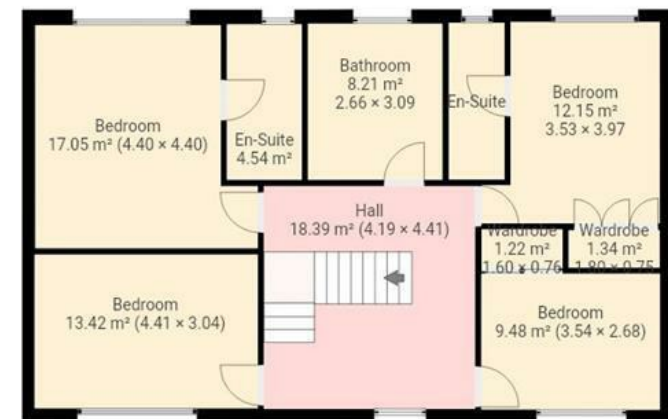
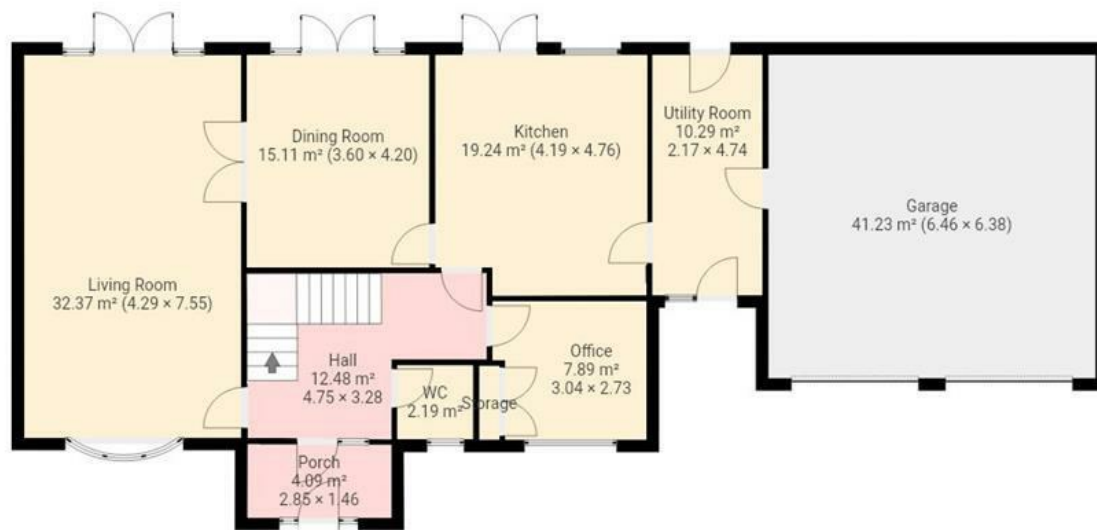












TOTAL AREA: 234.56 m<sup>2</sup>

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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	52	66
(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



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