



**The Old Stackyard Barn Mill Lane, Aslockton,
Nottinghamshire, NG13 9AS**

No Chain £475,000

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 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Barn Conversion
- 2 Ensuites
- Fantastic Enclosed Plot
- Considerable Parking & Double Garage
- No Upward Chain
- 3 Bedrooms
- Utility & Ground Floor Cloak Room
- Electric Gate Access
- Aspect Onto Adjacent Paddocks
- Viewing Highly Recommended

A rare opportunity to purchase a really interesting, individual, detached conversion of a former period barn sympathetically extended and renovated to create a versatile layout over two floors, the property having the ability to be utilised as both a two storey or single storey dwelling opening it up to those downsizing from larger dwellings looking for a future proof home that can provide single storey living if required.

The property offers just in excess of 1,050 sq.ft. of internal accommodation plus the addition of a substantial double garage at the rear. The property comprises an initial enclosed storm porch leading through into a central hallway and, in turn, a fitted kitchen with a pleasant dual aspect. A cottage latch door leads into a light and airy sitting room benefitting from windows to three elevations as well as an attractive solid fuel stove. In addition there is a ground floor cloak room utility as well as a rear entrance hall giving courtesy access into the garage as well as into the enclosed side garden. The property is also has a ground floor bedroom with ensuite facilities but also benefits from the addition of two further bedrooms to the first floor, the main of which again benefits from ensuite facilities.

The property was designed to offer elements of a traditional conversion but with the benefits of modern living, having gas central heating and double glazing as well as neutral decoration throughout.

As well as the main accommodation one of the main attributes of the property is its fantastic plot which is generous by modern standards, approached from Mill Lane off a substantial gravelled driveway with electric gated access onto a further sweeping parking area which continues to the rear of the property where there is the attached double garage. A more formal garden offers a southerly aspect and is enclosed in the main by brick walls with a central lawn and paved terrace providing a pleasant outdoor space with a good degree of privacy.

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.

AN OAK CASEMENT DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

7'5" x 4'2" (2.26m x 1.27m)

Providing a useful enclosed storm porch with quarry tiled floor, exposed brick internal elevations, pitched roof and a further oak cottage style door leading through into:

INITIAL ENTRANCE HALL

13'11" x 3'9" (4.24m x 1.14m)

Having a double glazed window into the porch and additional window at the side, deep skirtings and architraves and an open doorway leading through into:

KITCHEN

13'11" x 9'10" min (4.24m x 3.00m min)

A light and airy space benefitting from double glazed windows to two elevations including an attractive arched, full height, window to the front and sealed unit double glazed French doors into the garden at the rear. The kitchen is appointed with a range of contemporary gloss fronted wall, base and drawer units providing a good level of storage with two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances include Hotpoint electric hob and single oven beneath; access to under stairs storage cupboard, an open doorway leading through into an initial stairwell with staircase rising to the first floor landing and a further cottage latch door leading through into:

SITTING ROOM

14'3" x 9'7" (4.34m x 2.92m)

A light and airy reception benefitting from double glazed windows to three elevations; the focal point to the room being a traditional style solid fuel stove with tiled hearth and back.

Returning to the initial entrance hall further doors lead to:

UTILITY ROOM

9'6" x 7'3" (2.90m x 2.21m)

Providing an excellent level of storage, fitted with a generous range of wall, base and drawer units complementing the main kitchen and having a U shaped configuration of laminate preparation surfaces with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs; plumbing for dishwasher, wall mounted gas central heating boiler concealed behind kitchen cupboard, double glazed window to the side and a further cottage latch door leading through into:

INNER LOBBY

7'7" x 3'5" (2.31m x 1.04m)

Giving access into the rear garden as well as having a courtesy door into the double garage.

Returning to the initial entrance hall further cottage latch doors give access to:

BEDROOM 1

15'7" x 9'8" (4.75m x 2.95m)

A well proportioned double bedroom benefitting from ensuite facilities, having wood effect laminate flooring, double glazed and an oak cottage latch door leading through into:

ENSUITE BATHROOM

7'7" x 5'8" (2.31m x 1.73m)

Having a three piece modern suite comprising panelled bath with chrome taps and a further wall mounted shower mixer with independent handset and glass screen, vanity area providing a built in storage cupboard, WC with concealed cistern and vanity surface over with inset washbasin with chrome taps; fully tiled walls with mosaic border inlay, shaver point, contemporary towel radiator and inset skylight to the ceiling.

GROUND FLOOR CLOAK ROOM

4'10" x 3'8" (1.47m x 1.12m)

Having a two piece suite comprising WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash back with stone mosaic border over; wall mounted consumer unit and double glazed window to the front.

RETURNING TO THE KITCHEN AN OPEN DOORWAY LEADS THROUGH INTO A STAIRWELL HAVING A STAIRCASE WITH PINE HAND RAIL RISING TO:

FIRST FLOOR LANDING

Having pitched ceiling with inset skylight and further cottage latch oak doors leading to:

BEDROOM 2

14'7" x 9'8" (4.45m x 2.95m)

A double bedroom benefitting from ensuite facilities, flooded with light having double glazed windows to three elevations, with a further door leading through into:

ENSUITE SHOWER/BATH ROOM

13'3" x 6'9" max (4.04m x 2.06m max)

An L shaped room having a contemporary suite comprising panelled bath with chrome taps, separate quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin with chrome taps and tiled splash backs; built in airing cupboard housing the pressurised hot water system, separate built in over stairs cupboard, contemporary towel radiator, exposed brick pier, shaver point and double glazed window to the rear.

BEDROOM

10' x 6'11" (3.05m x 2.11m)

A versatile room which would be ideal as a single bedroom or alternatively would make an excellent dressing room or first floor office, benefitting from a dual aspect with double glazed windows to the front and side with far reaching views across an adjacent paddock and fields beyond; also having access to loft space above.

EXTERIOR

The property occupies a fantastic and deceptive plot reached off a private driveway which in turn leads to a pair of electric double timber ledge and brace gates and onto a substantial gravelled parking area which provides a considerable level of off road parking and sweeps round to an attached brick built double garage. The driveway in turn continues to the side of the property where there is further hard standing with an outlook across an adjacent paddock. The main formal garden is on the south to south easterly side of the property and is mainly laid to lawn with flagged terrace and enclosed in the main by brick walls providing a secluded and private space which catches most of the day's sun. The gardens are a generous size by modern standards and provide a blank canvas for those looking to place their own mark on it.

DOUBLE GARAGE

20' deep x 15'10" (6.10m deep x 4.83m)

Having double width up and over electric door, power and light, pitched roof with potential storage in the eaves, double glazed window to the rear and encompassing base units with inset stainless steel sink and drain unit with hot and cold water.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

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 photo's / elevated images are for illustrative purposes only and may not represent the true legal boundaries.

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>















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.

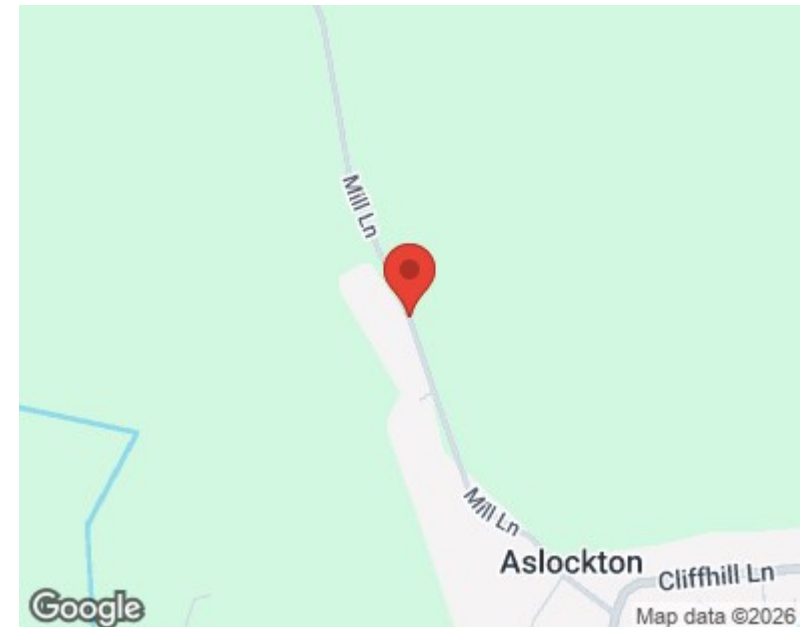




This image is for illustrative purposes only and does not represent legal boundaries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 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		



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