York House, Chapel Lane, Aslockton, Nottinghamshire, NG13 9AR

O.I.R.O £570,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Home
- 4 Double Bedrooms
- Open Plan Dining Kitchen
- Ensuite & Main Bathroom
- Delightful Established Gardens
- In The Region Of 2,200 Sq.Ft.
- 4 Receptions
- Ground Floor Cloaks & Utility
- Ample Parking & Tandem Length Garage
- Tastefully Modernised Throughout

** OPEN DAY - SATURDAY 25 JULY 2026 - 10AM TIL 12PM **

This is an attractive example of a Victorian, double fronted, unique detached home offering an excellent level of accommodation having been sympathetically extended and reconfigured over the years, providing in excess of 2,200sq.ft. of floor space, excluding it's integral tandem length garage.

The property offers a wealth of character and features with high coved ceilings, deep skirtings and architraves, period style fireplaces, replacement double glazed sash windows and stripped pine doors. This is combined with the elements of modern living having contemporary kitchen and bathrooms and gas central heating.

The property offers a great deal of versatility in it's layout making it suitable for a wide audience including growing families making use of the local school, boasting four main reception areas including the addition of a substantial conservatory to the side, each room offering it's own individuality with a dual aspects and interesting features. In addition these are complemented by a generous open plan living/dining kitchen, again ideal for entertaining, benefitting from a dual aspect and fitted with a generous range of contemporary units and integrated appliances with useful utility room and ground floor cloak room leading off.

To the first floor are four double bedrooms, the master bedroom being particularly impressive, offering an excellent level of floor area having attractive high, part pitched ceiling, inset skylights and ensuite facilities off, and separate tastefully appointed family bathroom.

As well as the accommodation the property occupies a delightful, established plot tucked away close to the entrance to this small no through lane, having ample off road parking and garaging and beautifully established gardens well stocked with an abundance of trees and shrubs running to three sides.

Overall 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 as well as the Grantham Grammar Schools.

There is a 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 PERIOD TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'1" x 5'11" (3.68m x 1.80m)
A pleasant initial entrance vestibule having engineering wood flooring, deep skirting, corniced ceiling, central heating radiator and spindle balustrade staircase rising to the first floor.

Further reclaimed stripped pine doors leading to:

SITTING ROOM

12'2" x 11'8" (3.71m x 3.56m)
A pleasant reception the focal point of which is chimney breast with attractive inset period fireplace, surround and mantle, shelved alcove to the side with built in shelved dresser unit with glazed display cabinet, deep skirting and double glazed windows to the front and sider elevations.

SNUG

12' x 11'11" (3.66m x 3.63m)
A further attractive reception having beautiful Minton style stone fire surround, mantle and hearth with inset solid fuel stove, alcoves to the side, deep skirting, picture rail, central heating radiator, double glazed sash window to the front and additional window to the side.

A further door leads through into:

INNER HALLWAY

9'6" x 5'10" (2.90m x 1.78m)
Having useful built in cloaks cupboard, deep skirting and large open doorway leading through into:

OPEN PLAN LIVING/DINING KITCHEN

25'11" x 9'11" (7.90m x 3.02m)
A well proportioned, light and airy, dual aspect room benefitting from windows to the front and attractive pitched double glazed roof to the rear with useful under eaves storage and further built in cupboards. The kitchen area being appointed with a generous range of contemporary gloss fronted wall, base and drawer units having contemporary preparation surfaces, inset ceramic twin bowl sink and drain unit with articulated mixer tap, integrated

appliances including five ring gas hob, double oven and dishwasher, inset downlighters to the ceiling and double glazed windows to the front.

Returning to the inner hallway a further door gives access into:

UTILITY
8' max x 7'11" max (2.44m max x 2.41m max)
A useful utility space having fitted base unit with stainless steel sink and drain unit, work surface to the side, plumbing for washing machine, attractive pitched roof with inset skylight, further double glazed window to the rear, deep skirting and central heating radiator.

A further door lead into:

GROUND FLOOR CLOAK ROOM
4'11" x 2'7" (1.50m x 0.79m)
Having two piece suite comprising close coupled WC and vanity unit with inset washbasin, pitched roof and double glazed window.

Returning to the utility a further part glazed door gives access to:

REAR ENTRANCE PORCH/BOOT ROOM
8'10" x 7' (2.69m x 2.13m)
A lean to rear entrance porch having useful built in storage, tiled floor, cupboard housing electrical consumer unit, pitched polycarbonate roof, double glazed windows and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STRIPPED PINE PART GLAZED PERIOD DOOR GIVES ACCESS INTO:

LIVING ROOM
23'9" x 10' (7.24m x 3.05m)
A well proportioned, versatile reception which links through into a conservatory at the rear as well as having easy access into the kitchen and provides a generous formal reception space the focal point of which is chimney breast with attractive period cast iron fireplace having alcove to the side, built in cupboard, deep skirting, wood effect laminate flooring, two central heating radiators, double glazed window to the rear and a further attractive period Victorian leaded light window.

French doors lead through into:

CONSERVATORY
17'10" x 10'4" (5.44m x 3.15m)
An excellent addition to the property providing a further well proportioned, versatile reception space that can be utilised as an additional sitting room overlooking the garden, flooded with light having double glazed windows to three elevations, opening top lights, pitched polycarbonate roof, tiled floor with under floor heating and French doors into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING
An attractive galleried landing having high coved ceiling, deep skirting, central heating radiator and sash window to the front elevation.

Further stripped pine doors lead to:

MASTER BEDROOM
17' x 18'8" (5.18m x 5.69m)
A well proportioned double bedroom flooded with light benefitting from two double glazed sash windows to the front, attractive pitched ceiling and two further skylights to the rear creating a fantastic space of generous proportions benefitting from ensuite facilities. The room having deep skirting, engineered wood flooring and two central heating radiators.

A further door leading through into:

ENSUITE SHOWER ROOM
8'4" x 6'2" (2.54m x 1.88m)
Having suite comprising large shower enclosure with digital back controls, integrated body jets, further wall mounted independent shower handset, ceiling rose over and glass screen, close coupled WC, vanity unit with inset washbasin and Travertine style splash backs, slate effect tiled floor, contemporary towel radiator and pitched ceiling with inset skylight.

BEDROOM 2
12'1" x 11'11" (3.68m x 3.63m)
A well proportioned double bedroom with high coved ceiling, deep skirting, central heating radiator, engineered wood flooring, chimney breast with alcoves to the side and double glazed sash window to the front.

BEDROOM 3
12' x 12' (3.66m x 3.66m)
A further double bedroom having aspect to the front having chimney breast with alcoves to the side, high coved ceiling, deep skirting, central heating radiator and double glazed sash window to the front.

BEDROOM 4
10'11" x 10" (3.33m x 3.05m)
A further double bedroom having pleasant aspect to the side with part pitched ceiling, deep skirting, central heating radiator and double glazed sash window.

BATHROOM
12'5" max into airing cupboard x 6'9" (3.78m max into airing cupboard x 2.06m)
A well proportioned family bathroom having a good level of built in storage, airing cupboard housing hot water cylinder and good level of shelved storage and contemporary door fronts, the bathroom having a modern suite comprising panelled bath with chrome mixer tap, wall

mounted shower mixer and rose over, WC with concealed cistern and vanity surround, wall hung vanity unit having twin moulded wash basins, chrome mixer taps and tiled splash backs with mosaic border inlay, contemporary towel radiator, pitched ceiling and inset skylight.

EXTERIOR

The property occupies a delightful established plot tucked away close to the entrance of this small, no through lane, set back behind a mature hedged frontage providing a good level of privacy having wrought iron courtesy gate and purple slate chipping path leading to the front door. A block edged granite chipping driveway provides off road car standing for numerous vehicles and, in turn, leads to an integral tandem length garage providing secure parking or excellent workshop space or, subject to consent, possibly even scope to expand the accommodation further. The front garden is mainly laid to lawn having well stocked perimeter borders with established trees and shrub and wraps around to the side elevation where there is a landscaped garden, again mainly laid to lawn with paved terrace, raised sleeper edged borders, access into the conservatory and encompassing a large timer storage shed/workshop. To the west side of the property is a further enclosed courtyard style garden with flagged terrace, timber screening, outdoor power points and access to the rear of the property.

GARAGE

9'4" x 25'11" deep (2.85 x 7.9 deep)

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
Note there is an approved planning application for one dwelling, that has been in place for over twenty five years on an opposing piece of land on chapel lane. This has not been implemented during this time.
The property lies within the village conservation area.
Please note that the external photos were taken during the summer.

ADDITIONAL INFORMATION

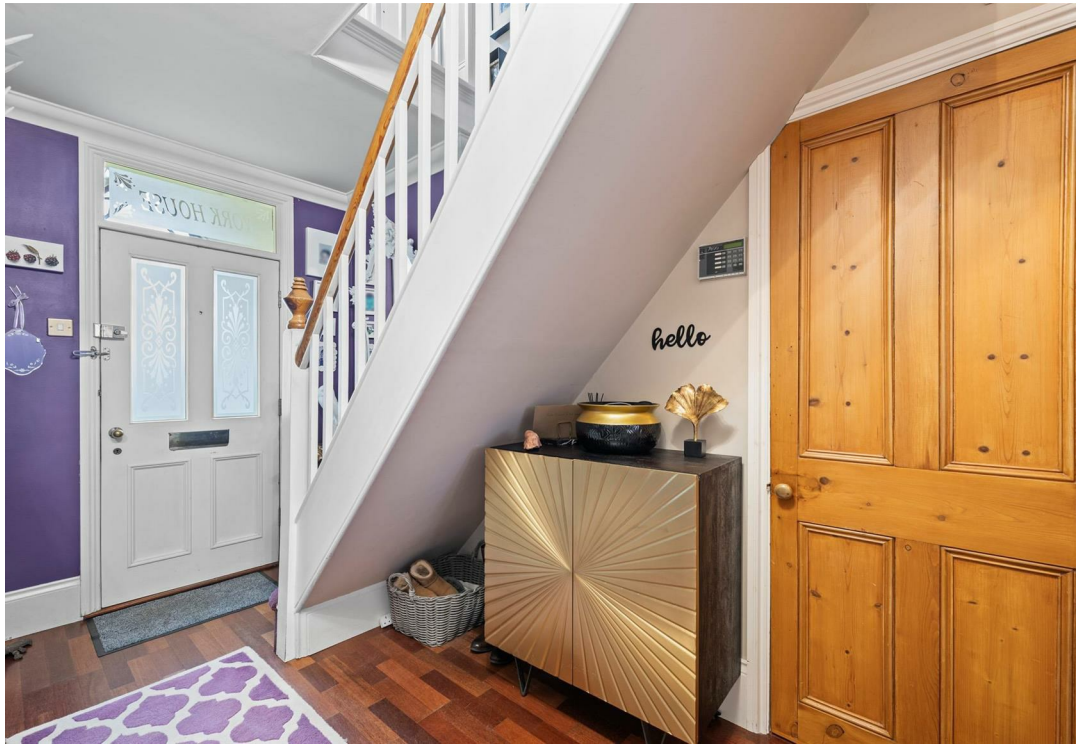
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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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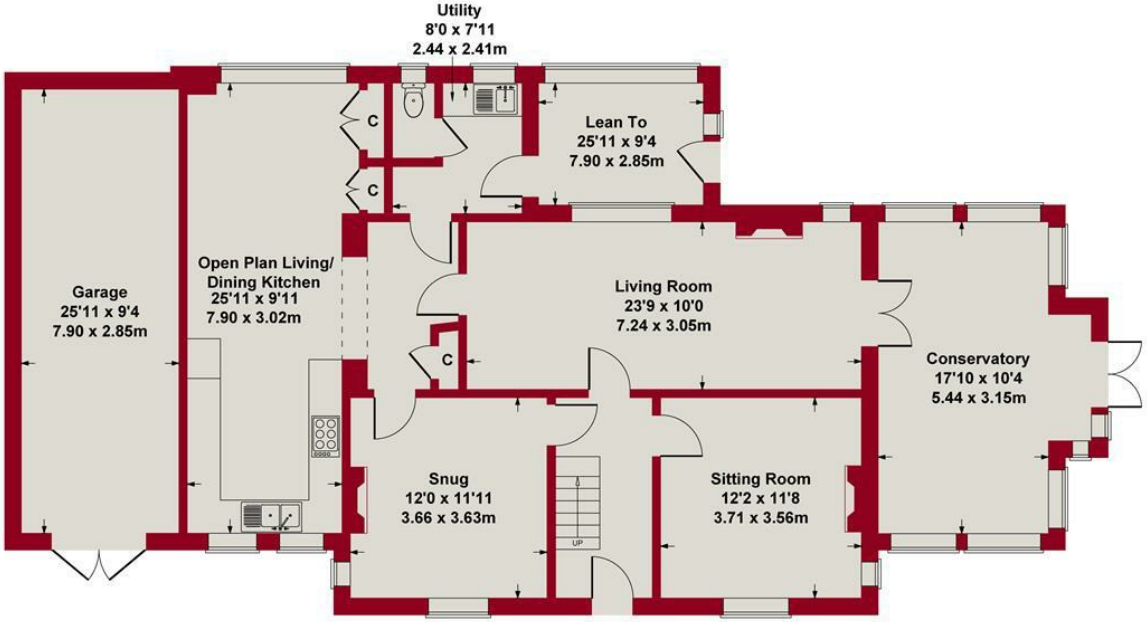
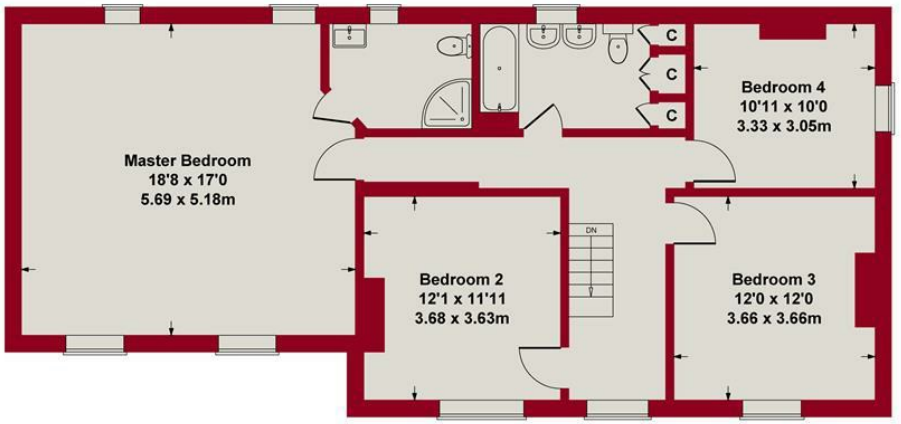
Approximate Gross Internal Area
2562 sq ft - 238 sq m



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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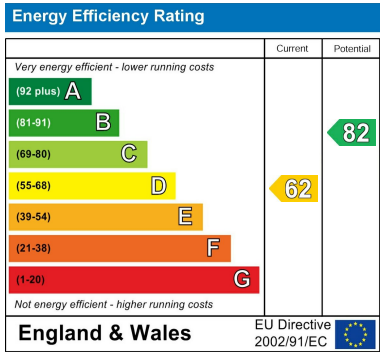
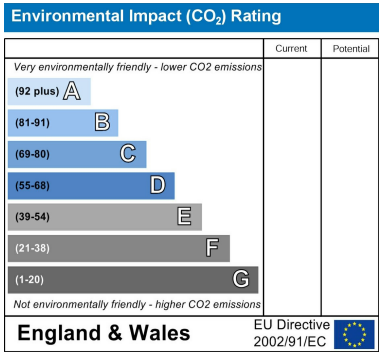
RICHARD WATKINSON PARTNERS





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.

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RICS

The Property Ombudsman

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