



Post Office Cottage

ASLOCKTON

Post Office Cottage

MAIN STREET, ASLOCKTON, NOTTINGHAM, NG13 9AL

Occupying a prominent position within the heart of the well-served and highly regarded village of Aslockton, this charming detached period home is believed to have formerly served as the village post office. The property retains much of the character associated with its heritage, including exposed beams, brick fireplaces and traditional cottage-style detailing, whilst benefiting from modern kitchen and bathroom fittings.

Extending to approximately 762 sq ft, the accommodation is arranged over two floors and offers two double bedrooms, two reception rooms, an enclosed courtyard garden and off-road parking. A property of genuine character, it offers an appealing blend of period charm and practical day-to-day living.





The front door opens into a welcoming sitting room, where exposed ceiling beams and a brick fireplace housing a multi-fuel stove create an immediate sense of warmth and character. A window to the front elevation allows natural light to fill the room and provides views towards the village street scene.

Beyond, the dining room forms the heart of the home and offers a versatile reception space suitable for both everyday dining and entertaining. Continuing the cottage theme, the room benefits from beamed ceilings and an inviting atmosphere, with stairs rising to the first floor and access provided to the kitchen and bathroom.



The kitchen is fitted with a range of shaker-style units complemented by timber work surfaces, creating a practical yet attractive workspace. Integrated appliances include an electric oven, hob and extractor hood, whilst a rear-facing window overlooks the courtyard garden and brings plenty of natural light into the room.

The bathroom is fitted with a modern white suite comprising a panelled bath, wash hand basin and WC. Tiled finishes, recessed lighting and a heated towel rail combine to create a smart and functional space.





The first-floor accommodation comprises two well-proportioned double bedrooms, each enjoying a pleasant outlook and benefitting from fitted wardrobes.

The primary bedroom is a particularly generous principal bedroom with ample space for a range of furniture.

The second bedroom is another comfortable double bedroom, offering fitted wardrobes and flexibility of use.





grounds & gardens

To the rear of the property is an enclosed courtyard-style garden, providing a private and manageable outdoor space. A paved seating area offers the ideal setting for al fresco dining and summer entertaining, whilst established shrubs and mature planting soften the boundaries and create a pleasant backdrop throughout the seasons. A timber pergola provides an attractive focal point and further enhances the garden's cottage feel.

To the front, the property benefits from off-road parking together with a small planted frontage that complements the character of the cottage. Situated on Main Street, Post Office Cottage enjoys a central village position with easy access to local amenities, countryside walks and Aslockton's railway station, which provides regular services to Nottingham and Grantham.

local amenities

Aslockton is a popular Vale of Belvoir village offering an attractive combination of rural surroundings and excellent connectivity. The village benefits from a primary school, public house, church, village hall and its own railway station, with regular services to Nottingham and Skegness via Grantham. Further amenities can be found in nearby Bingham and Newark, whilst the surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

Approximate Gross Internal Area: 70.8 sq m / 762 sq ft

Local Authority: Rushcliffe
Borough Council
Council Tax Band: C

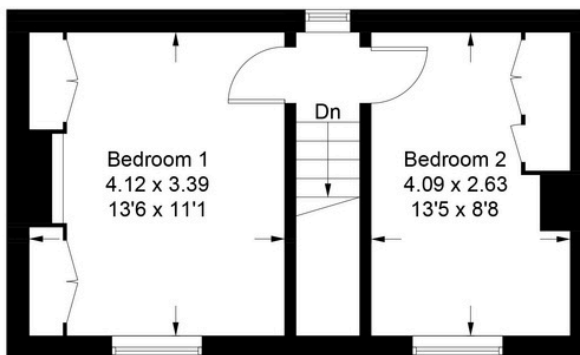
Tenure: Freehold

EPC rating: 62 | D
EPC potential: 87 | B

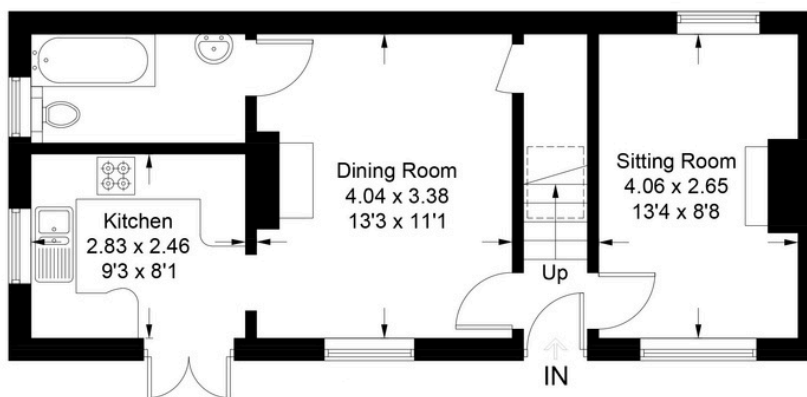
Possession: Vacant possession upon completion.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

First Floor



Ground Floor



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