



Lime Croft Abbey Lane, Aslockton,
Nottinghamshire, NG13 9AE

Guide Price £595,000

Tel: 01949 836678

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

NEW PHOTOGRAPHS COMING SOON

Lime Croft is a stunning individual detached contemporary home offering a versatile and deceptive level of accommodation which approaches 2000 sq ft and is immaculately presented throughout.

Formerly single storey the property was thoughtfully developed to create a wonderful and interesting unique home more than large enough to accommodate families particularly making use of the local school's excellent reputation, but versatile enough to appeal to those looking to downsize with the property having the ability to be utilised as both a two storey or single storey home.

Internally the property has been tastefully finished with contemporary fixtures and fittings and comprises a spacious initial L shaped entrance hall with solid oak flooring and which flows through to the two main receptions, both of generous proportions and with the sitting room offering bi-fold doors out onto a raised timber deck. The formal dining/family room is versatile enough to be utilised as a large ground floor bedroom adjacent to a ground floor bathroom, allowing the property to be utilised as a bungalow should a future purchaser require this.

There is a fantastic well proportioned light and airy contemporary kitchen with central island unit and integrated appliances, as well as a generous utility room.

To the first floor there are three double bedrooms, the master suite being particularly generous offering an initial dressing area opening out into a large bedroom with fitted wardrobes and superb ensuite facilities. There is a separate contemporary shower room servicing the two other bedrooms.

The property occupies a deceptive plot within this popular area of the village, set well back from the lane with generous frontage offering ample parking and private enclosed garden to the rear.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

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 GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

25'0 max x 21'0 max (7.62m max x 6.40m max)

An L shaped entrance having solid oak strip wood flooring, deep skirting, inset downlighters to the ceiling, central heating radiator, spindle balustrade staircase and UPVC double glazed window to the side. Oak internal doors lead to:



BREAKFAST KITCHEN

19'5 x 14'0 (5.92m x 4.27m)

A fantastic well proportioned light and airy contemporary space benefitting from windows to two elevations. Beautifully appointed with a generous range of wall, base

and drawer units, three quarter height dresser unit, alcove designed for free standing American style fridge freezer, granite work preparation areas, under-mounted Carron one and half bowl stainless steel sink with chrome swan neck mixer tap and granite splashbacks, Neff ceramic hob with contemporary stainless steel chimney hood over, twin Neff double ovens, integrated dishwasher.



Complementing island unit with integrated breakfast bar and wine cooler, porcelain tiled floor with underfloor heating, deep skirting, inset downlighters to the ceiling, UPVC double glazed windows to the front and side.



SITTING ROOM

19'5 x 19'2 (5.92m x 5.84m)

A well proportioned reception benefitting from bi-fold doors leading out onto a raised deck and the rear garden, having continuation of the oak flooring, deep skirting, inset downlighters to the ceiling, central heating radiator.



of the oak flooring, deep skirting, inset downlighters to the ceiling, two central heating radiators, UPVC double glazed French doors and sidelights leading out into the rear garden.



UTILITY ROOM

13'7 x 7'2 (4.14m x 2.18m)

Fitted with contemporary base units, wood effect laminate work surfaces, plumbing for washing machine, space for tumble drier, central heating radiator, deep skirting, inset downlighters to the ceiling, wall mounted Ideal Logic gas central heating boiler, UPVC double glazed windows to the front and side, exterior door.



DINING / FAMILY ROOM

19'6 x 12'4 (5.94m x 3.76m)

A further well proportioned reception having continuation

BATHROOM

7'0 x 6'3 (2.13m x 1.91m)

Appointed with a contemporary suite comprising double ended bath set in a slate tiled surround with chrome mixer tap and independent shower handset, close coupled wc, pedestal wash basin, tiled splashbacks, chrome towel radiator, tiled floor, inset downlighters to the ceiling, wall mounted extractor and UPVC double glazed window to the side.



FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having pitched ceiling with inset downlighters and skylight, central heating radiator and contemporary oak doors to:

MASTER SUITE

19'0 x 16'4 max (5.79m x 4.98m max)

A stunning light and airy space benefitting from window overlooking the rear garden as well as additional Velux skylight to the side. Having a range of fitted wardrobes with full height sliding obscure glazed doors, inset downlighters to the ceiling, central heating radiator and door leading through into:



ENSUITE SHOWER ROOM

8'6 x 6'10 (2.59m x 2.08m)

Having a contemporary suite comprising double width shower enclosure with sliding glass screen and Mira wall mounted thermostatic shower mixer with handset and rose over, close coupled wc, pedestal wash basin, tiled splashbacks, contemporary towel radiator, pitched ceiling with inset Velux skylight.



BEDROOM 2

14'0 x 8'5 (4.27m x 2.57m)

A further double bedroom having part pitched ceiling with inset downlighters, central heating radiator and UPVC double glazed window to the front.

BEDROOM 3

13'11 max x 8'6 max (4.24m max x 2.59m max)

A further double bedroom having useful alcove, part pitched ceiling with inset downlighters, central heating radiator, wiring for wall mounted TV, UPVC double glazed window to the front.

SHOWER ROOM

8'6 x 5'6 (2.59m x 1.68m)

Appointed with a suite comprising corner shower enclosure with sliding glass screen and chrome wall mounted thermostatic shower mixer with independent handset, close coupled wc, pedestal wash basin, tiled splashbacks and floor, wall mounted shaver point, inset downlighters to the ceiling, extractor and inset Velux skylight.

EXTERIOR

The property occupies a deceptive plot set well back from the lane behind post and rail frontage with brick gate pillars and electric gates leading on to a considerable stone chipping area providing more than adequate off road parking, with established perimeter borders with laurel bushes and trees. A timber courtesy gate gives access to a pathway at the side and in turn the rear garden.

REAR GARDEN

Offering a good degree of privacy enclosed to all sides with initial raised timber deck which links back into the two main receptions creating an excellent outdoor entertaining space and leading onto a large lawn with well stocked perimeter borders and additional seating area at the foot.



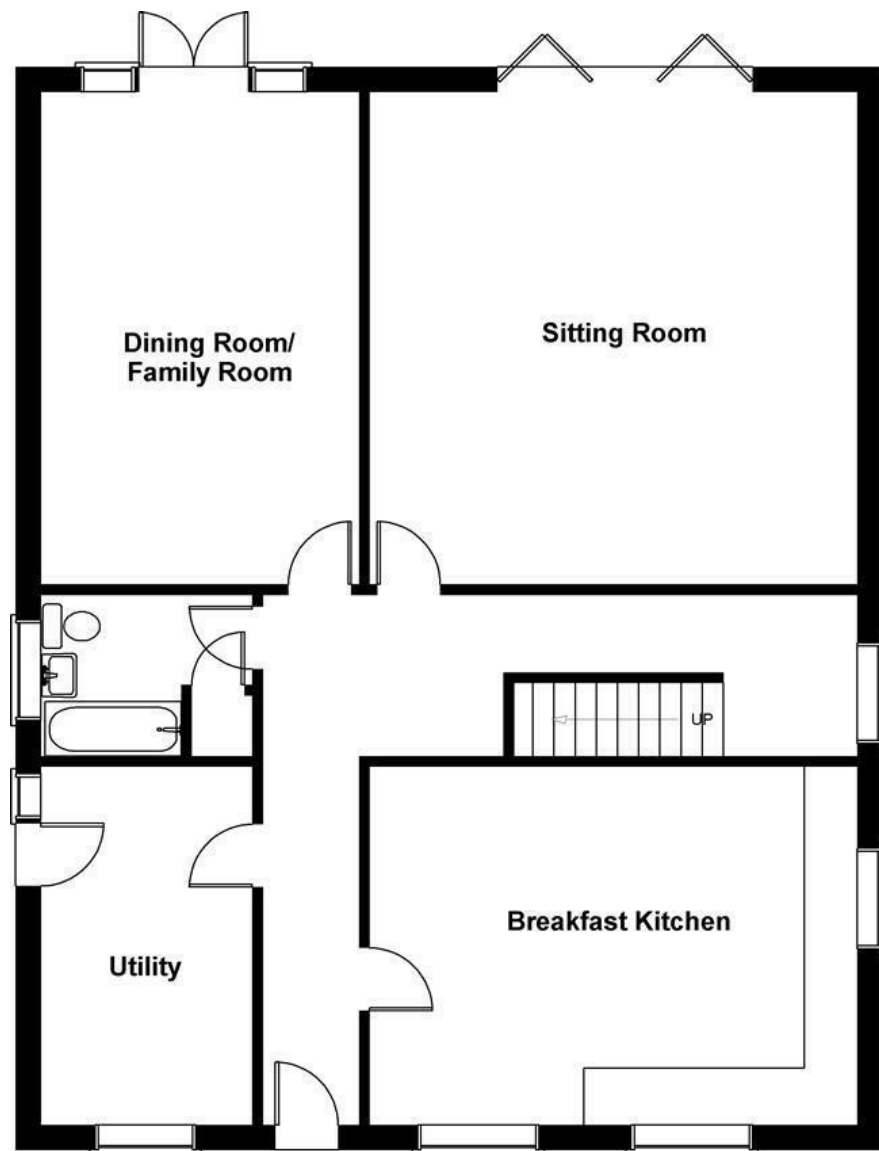


COUNCIL TAX BAND

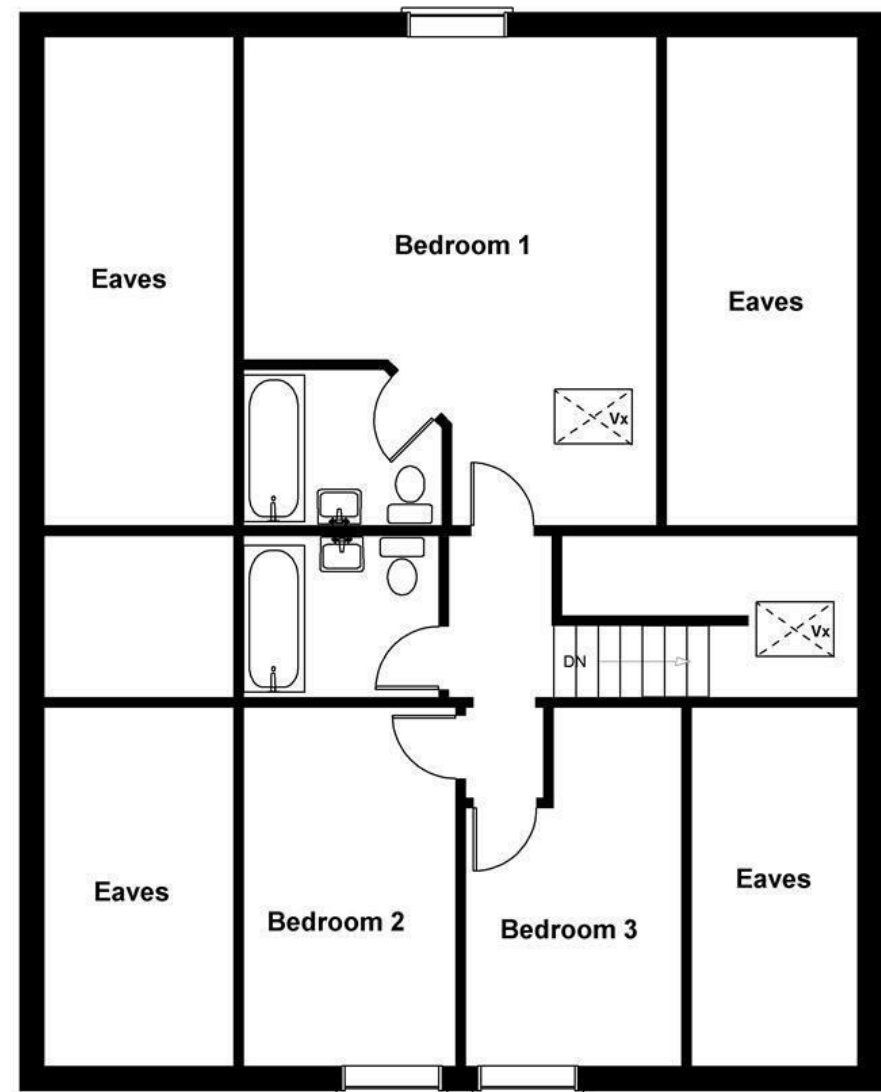
Rushcliffe Borough Council - Tax Band C.

TENURE

The property is Freehold.



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.

Produced by Potterplans Ltd.



| 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 | | |
| | 81 | 86 |
| 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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