



Plot 4, 11 The Barns Monks Place, Abbey  
Lane, Aslockton, Nottinghamshire, NG13 9AE

£850,000

Tel: 01949 836678

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

- Contemporary Barn Conversion
- 4 Double Bedrooms
- Separate Family Bathroom
- Impressive Central Hallway & Galleried Landing
- Ample Off Road Parking & Double Garage
- Thoughtfully Designed In The Region Of 2,700 Sq.Ft
- 2 Ensuite & 2 Dressing Rooms
- Boot Room, Utility Room & Ground Cloak Room
- Open Aspect To Rear
- Expected Completion Summer 2025

An impressive, well proportioned conversion of a modern barn due to be completed in summer of this year, finished to a high specification and tucked away in a quiet backwater on a generous corner plot within this popular edge of Vale village.

Plot 4 is the largest of these fantastic conversions offering an excellent level of accommodation lying in the region of 2,700 sq.ft., boasting three main reception areas as well as an impressive dual aspect entrance hall with vaulted ceiling up to a galleried landing above and access out into the garden at the rear. In addition there is a well proportioned dining kitchen with walk through boot room and utility off, a ground floor cloak room and a good level of built in storage. To the first floor there are four double bedrooms, the master and second bedroom both benefitting from a walk in dressing room and ensuite facilities, and separate family bathroom. The first floor rooms offer attractive pitched ceilings and elevated views across adjacent fields.

As well as the wealth of internal accommodation the property will occupy a delightful corner plot with landscaped gardens running to three sides and an open aspect across to adjacent fields at the rear. The property also benefits from ample parking and detached double garage.

The properties benefit from under floor heating to the ground floor, double glazed windows, contemporary fixtures and fittings neutral decoration and landscaped gardens. The dwellings are anticipated to be completed in summer of this year with early viewing coming highly recommended to appreciate these well designed and interesting conversions.

**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.

A COMPOSITE TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

**INITIAL ENTRANCE HALL**

30' x 13' (9.14m x 3.96m)  
A fantastic, well proportioned, open plan space which is flooded with light benefitting from both a dual aspect and also full height double glazed lights at the front with a vaulted aspect up to a galleried landing above. In addition double glazed French doors and side lights lead out into the rear garden and a staircase rises to an impressive galleried landing above and further doors leading to:

**GROUND FLOOR CLOAK ROOM**

7'6" x 3'6" (2.29m x 1.07m)  
Having double glazed window to the front

**CLOAKS CUPBOARD**

7'6" x 3'8" (2.29m x 1.12m)

**SITTING ROOM**

30' x 16' (9.14m x 4.88m)  
A fantastic space providing 480 sq.ft. of floor area, benefitting from windows to two elevations and having central chimney breast providing a feature fireplace. The room, although part open plan, provides two separate reception areas either as formal dining and separate sitting room, offering a great deal of versatility.

**DINING KITCHEN**

15'5" x 15' (4.70m x 4.57m)  
A well proportioned space having aspect into the rear garden, being part open plan to the reception area of the initial entrance hall which would be ideal as a formal dining space which benefits from doors leading out into the rear garden. A further door, in turn, leads through into:

**BOOT ROOM**

11'6" x 7'3" (3.51m x 2.21m)  
A well proportioned space providing an excellent level of walk through storage and, in turn, leads to:

**UTILITY ROOM**

11'10" x 6'10" (3.61m x 2.08m)  
Having double glazed window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

**FIRST FLOOR GALLERIED LANDING**

An impressive space having vaulted ceiling with exposed timber purlins creating an attractive galleried area flooded with light having full height double glazed window to the front. Further doors lead, in turn, to:

**WALK IN LINEN CUPBOARD**

10' x 4'8" (3.05m x 1.42m)

### MASTER BEDROOM

A fantastic space offering around 340 sq.ft. of floor area comprising dual aspect double bedroom with walk through dressing room and ensuite facilities. The main bedroom having attractive pitched ceiling, double glazed windows to two elevations and further doors into:

### DRESSING ROOM

7'6" x 7'8" (2.29m x 2.34m)

### ENSUITE SHOWER ROOM

8'2" x 7'3" (2.49m x 2.21m)

### BEDROOM 2

15'7" x 10' (4.75m x 3.05m)

A further well proportioned double bedroom which also benefits from a dressing room and ensuite facilities, having pitched ceiling and double glazed window with attractive elevated views across fields to the rear.

### DRESSING ROOM

7'3" x 4'5" (2.21m x 1.35m)

### ENSUITE SHOWER ROOM

10' x 5' (3.05m x 1.52m)

### BEDROOM 3

15'5" x 9'5" (4.70m x 2.87m)

A further well proportioned double bedroom having aspect to the front with pitched ceiling and double glazed windows.

### BEDROOM 4

16' x 9'11" (4.88m x 3.02m)

Again a double bedroom having aspect to the side with pitched ceiling and double glazed window.

### BATHROOM

13' max x 8'5" max (3.96m max x 2.57m max)

A well proportioned space having pitched ceiling and double glazed window with aspect to the rear.

### EXTERIOR

The property occupies an attractive corner plot with gardens to three sides and a delightful aspect across adjacent fields to both the side and rear, the gardens to be landscaped. The property also having ample off road parking and benefitting from a detached double garage.

### COUNCIL TAX BAND

Rushcliffe Borough Council - Band TBC

### TENURE

Freehold

### 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:-

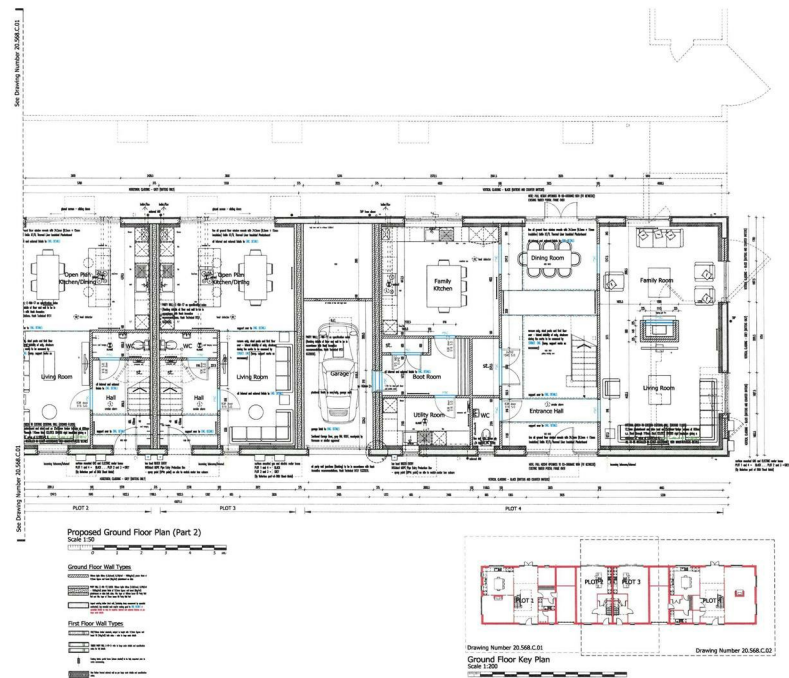
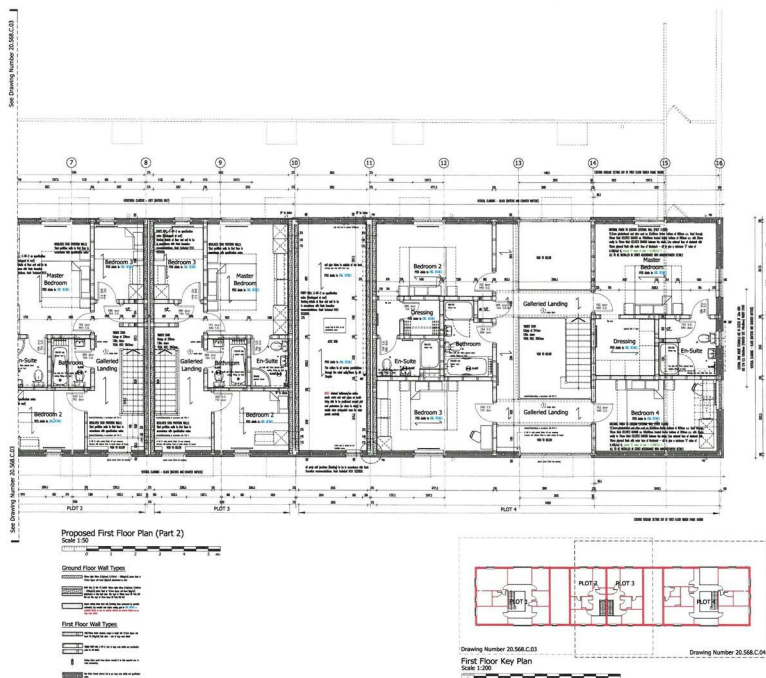
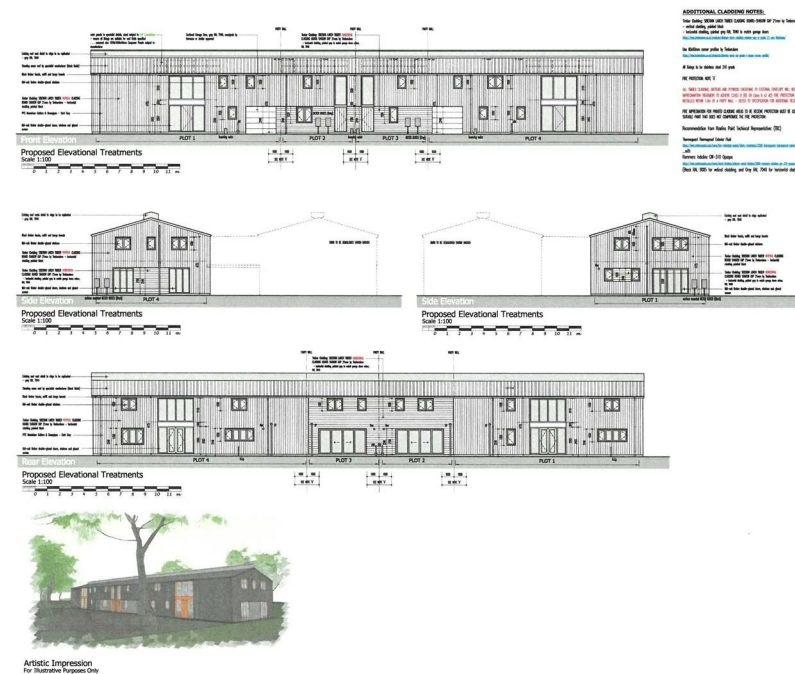
<https://www.gov.uk/search-register-planning-decisions>

### ADDITIONAL NOTES

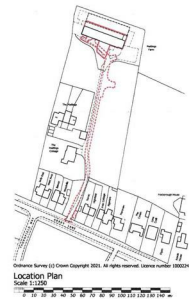
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The properties are located off a private road and will become part of "Monks Place Management Company Ltd" with an annual service charge of approximately £450 (at the time of listing)

All measurements are approximate as the properties are yet to be boarded and plastered.



BASED UPON SURVEY INFORMATION FROM DANIEL CHARLES SURVEYS LIMITED

[illegible][illegible]



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		
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



*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 firm's 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**



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