



2 Dawns Lane, Aslockton, Nottinghamshire,  
NG13 9AD

£308,000

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



- Charming Semi Detached Cottage
- 2 Reception Rooms
- Established & Enclosed Garden
- Off Road Parking
- Viewing Highly Recommended
- 2 Double Bedrooms
- Tastefully Appointed Kitchen & Bathroom
- Westerly Aspect
- Heart of the Village

We have pleasure in offering to the market this charming brick and pan tiled semi detached cottage tucked away in a pleasant backwater at the heart of this well regarded village.

In 2021 the property had benefitted from a top to bottom programme of sympathetic renovation including complete rewiring, re-plumbing and re-piping including updated central heating, full damp proofing course, replacement roof, new kitchen with solid arabesque quartz work surfaces, soft closing cupboards and drawers, all new appliances and Amtico LVT flooring to the ground floor.

The property offers around 800sq.ft. of internal accommodation exuding a great deal of charm and character, many rooms offering a wealth of features with the two main receptions having heavily beamed ceilings and the main sitting room, which benefits from a westerly aspect in the rear garden, having an attractive fireplace with inset log burner. The kitchen, also having a heavily beamed ceiling, has been thoughtfully updated with a generous range of units, integrated appliances and quartz preparation surfaces. To the first floor there are two double bedrooms both of which overlook the rear garden, a cleverly thought out landing area providing utility storage space and a bathroom with a modern but traditional style suite.

In addition the property is tastefully decorated throughout, with Farrow & Ball finish, benefitting from UPVC double glazing and gas central heating.

As well as the interior the property occupies a pleasant lot with a low maintenance courtyard garden to the easterly side and the main garden lying to the west, benefitting from midday to evening sun and mainly laid to lawn with well stocked borders enclosed by feather edged board fencing with parking space at the foot.

Overall this is a delightful, beautifully presented home, ideal for a wide range of prospective purchasers with viewing coming highly recommended to appreciate both it's location and the accommodation on offer.

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, 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, 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.

ATTRACTIVE COTTAGE STYLE STABLE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

### ENTRANCE HALL

22'9" x 5'10" (total into kitchen) (6.93m x 1.78m (total into kitchen))

Open plan to the kitchen having spindle balustrade staircase rising to galleried landing above with deep skirting, high part pitched ceiling and Amtico LVT flooring leading through into:

### KITCHEN

A beautifully appointed kitchen fitted with a generous range of Shaker style wall, base and drawer units finished in Farrow & Ball colours providing an excellent level of storage space with attractive solid quartz preparation surfaces, undermounted ceramic sink and brush metal swan neck articulated mixer tap with tiled splashbacks. Integrated appliances include Bosch induction hob with single fan assisted oven beneath, dishwasher, microwave, fridge and freezer. Having exposed beams to the ceiling, central heating radiator, continuation of Amtico LVT flooring and double glazed window to the front.

Open doorway leading through into:

### DINING ROOM

11'9" x 10'11" (3.58m x 3.33m)

A pleasant reception leading off the kitchen, perfect for formal dining having attractive heavily beamed ceiling, chimney breast with alcoves to the side, continuation of the Amtico LVT flooring, central heating radiator and double glazed French doors leading into the rear garden.

A cottage latch door leads through into:

### SITTING ROOM

11'9" x 11'2" (3.58m x 3.40m)

Having a delightful homely atmosphere and tastefully decorated in Farrow & Ball colours with beamed ceiling, chimney breast with slate hearth and inset solid fuel stove with timber mantle over pre wired in preparation for flat screen TV, integrated dresser units to the alcoves, continuation of Amtico LVT flooring, central heating radiator, deep skirting and two double glazed windows overlooking the rear garden.

RETURNING TO THE ENTRANCE HALL, AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

### FIRST FLOOR LANDING

Flooded with light having double glazed window to the front and attractive pitched ceiling, the landing area encompasses a built in utility storage space and concealed plumbed in new washer/dryer and adjacent built in cupboard housing Ideal gas central heating boiler and electrical consumer unit.

Further doors leading to:

### BEDROOM 1

11'3" x 11'9" (3.43m x 3.58m)

An attractive double bedroom having aspect into the rear garden having fitted wardrobes, deep skirting, central heating radiator and double glazed window.

### BEDROOM 2

11'2" x 11'8" (3.40m x 3.56m)

A further double bedroom having aspect into the rear garden with attractive feature panelling, chimney breast with alcoves to the side, access loft space above, deep skirting, central heating radiator and double glazed window.

### BATHROOM

8'3" x 5'7" (2.51m x 1.70m)

Beautifully appointed with a modern but traditional style suite comprising Villeroy & Boch full size extra deep panelled bath with Hansgrohe chrome mixer taps and wall mounted shower handset with Hansgrohe rainwater rose over, glass screen and tiled splash backs, close coupled WC, wall mounted vanity unit with inset washbasin with mixer tap and tiled splash backs behind, chrome towel radiator, part pitched ceiling with inset downlighters and double glazed window, electric under floor heating.

### EXTERIOR

The property is tucked away in a pleasant position at the heart of the village offering a pleasant low maintenance courtyard garden to the front that catches the morning sun with stone chippings seating area behind a brick walled frontage with further paved hard standing and useful timber storage shed (5' x 6' pressure treated tonge & groove apex shed - new in 2022) and bin storage to the side. The rear garden benefits from a westerly aspect and is enclosed by feather edged board fencing having well stocked perimeter borders with established trees and shrubs and timber courtesy gate returning to the lane. At the foot of the garden is a shared driveway with gated access and off road parking. Please note there is a right of way for the adjacent dwelling, Number 3, to give access to their garage which belongs to that property. It should also be noted that there is shared pedestrian access to the adjacent cottage at the front of the property.

### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B.

### TENURE

Freehold

### ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

The EPC is indicating that there are timber elements to the structure.

### 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>















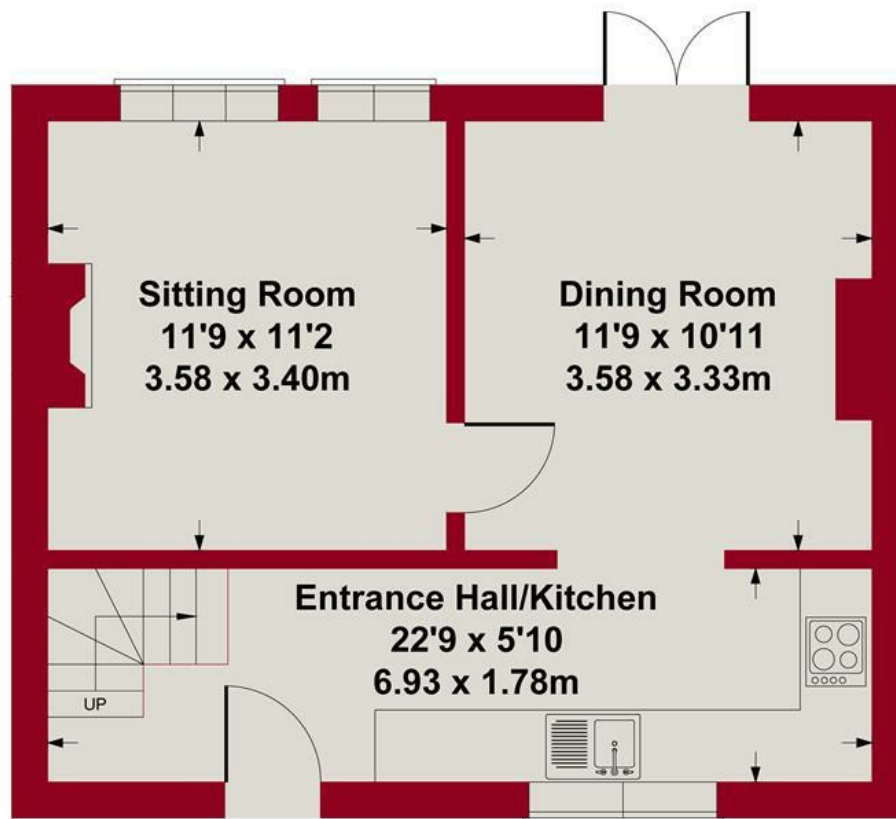




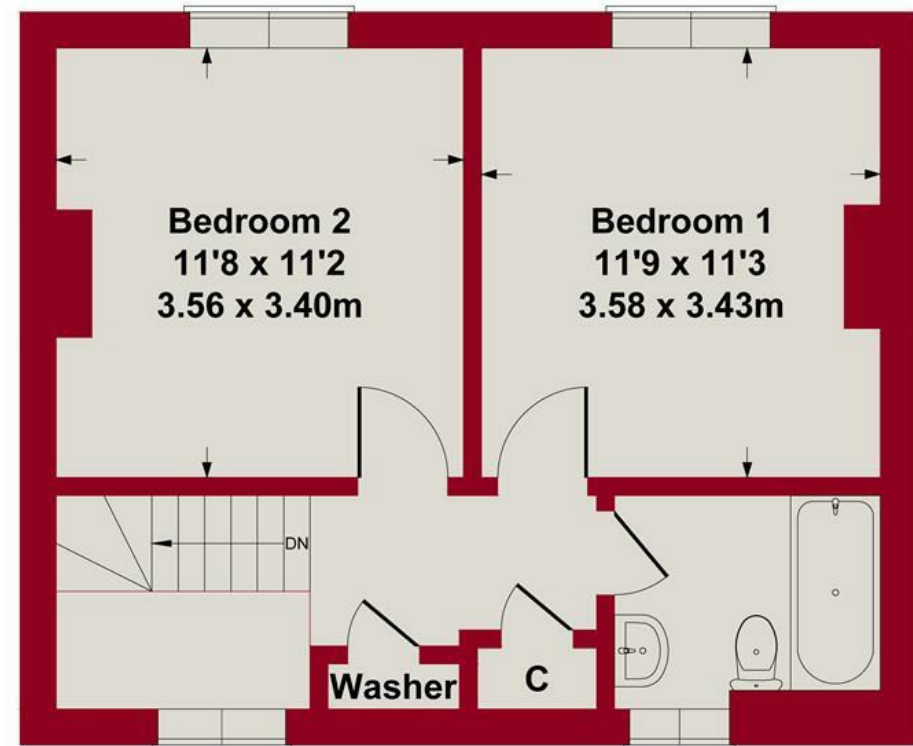




**Approximate Gross Internal Area**  
**818 sq ft - 76 sq m**



**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.

**Produced by Potterplans Ltd. 2023**







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		
	43	81
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		



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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