



Hammond
Property Services

FOR SALE
01949 87 86 85

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**JESSIE'S COTTAGE, MAIN STREET, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AL**

£275,000

JESSIE'S COTTAGE, MAIN STREET, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AL

There really is nothing quite like it! A two bedroomed detached cottage with spacious rooms throughout and a garden area to the right hand side. The Entrance door leads into a Porch, then Hallway, Large Dining Lounge overlooking the garden, a ground floor shower room, a Breakfast Kitchen, First Floor Landing, Two Double Bedrooms and a three piece suite Bathroom.

The property is being offered with the added benefit of NO CHAIN to enable a speedy purchase for the right buyer. The shared driveway to the front leads to the two private parking spaces, the private and open garden area and to the two properties at the rear.

The village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Thomas Cranmer Centre, / Village Hall; the hub and venue for many local activities and events and the village Post Office service. . The high reputation of both the Archbishop Cranmer C of E Primary School and Cranmer Pre-School a major factors for buyers moving to this village.

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. At the T junction turn left onto the A52. Pass the turning on the left to Scarrington. Bear off next left as directed to Aslockton. Turn left again into Dark Lane. Pass over the railway crossing. Pass St Thomas Church and the Thomas Cranmer Centre on your right and our For Sale sign is located 50 yards later on the left hand side which denotes Jessie's Cottage.

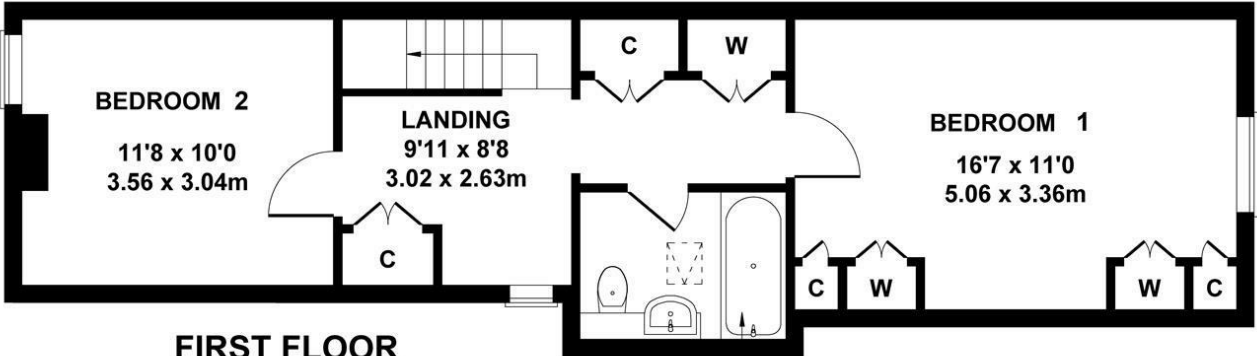
For Sat Nav use Post Code: NG13 9AL

Council Tax Band

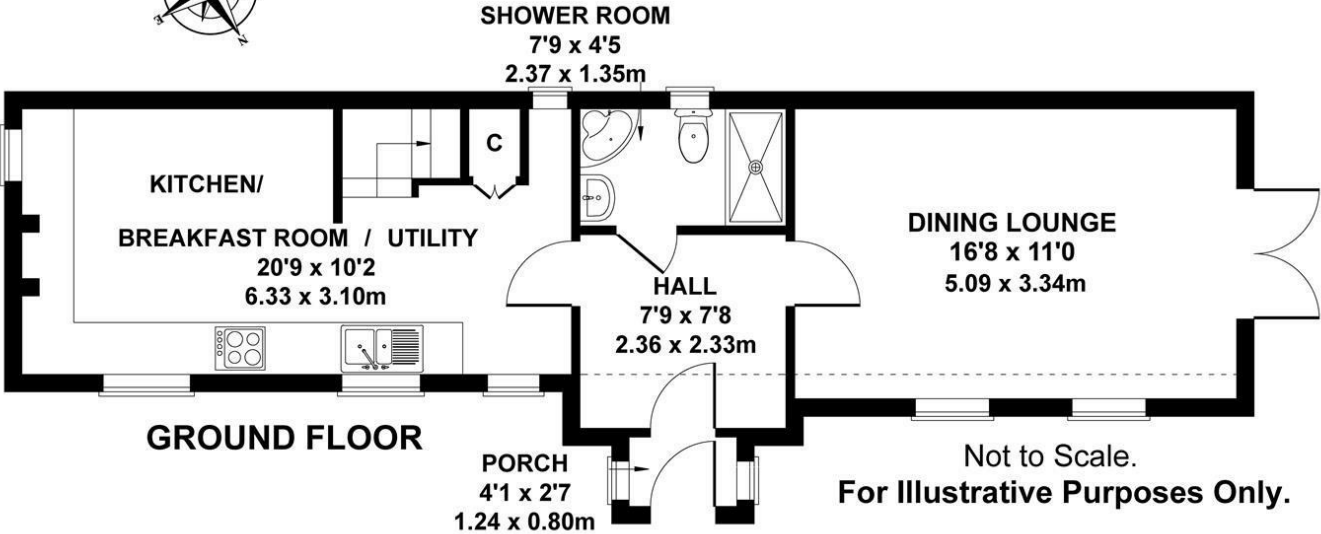
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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	



Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale.
For Illustrative Purposes Only.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

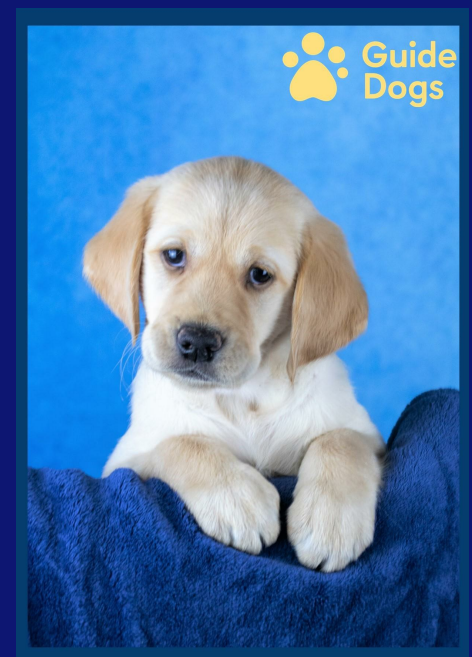
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

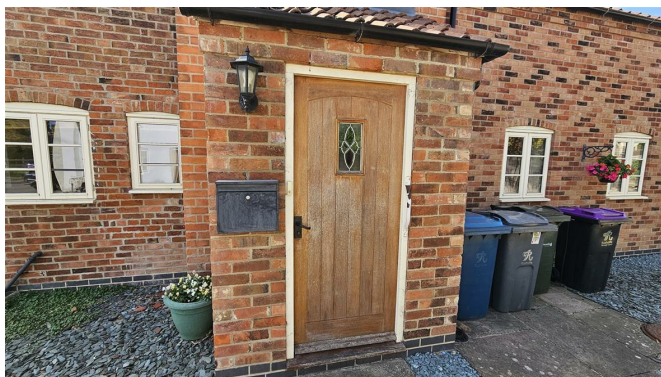
1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Hardwood entrance door into the
PORCH
with a further half-glazed door into the

HALLWAY
7'9 x 7'8 (2.36m x 2.34m)
with a central heating radiator and a tiled floor.

DINING LOUNGE
16'8 x 11'0 (5.08m x 3.35m)
with two central heating radiators and a double
glazed window to the front and double doors
leading onto the garden area. Minster-style
feature fireplace. Four sets of wall lights.





SHOWER ROOM

A bonus room with a three piece suite comprising a shower enclosure, a low flush W.C, pedestal wash hand basin. Window to the rear elevation and a chrome central heating towel radiator.

BREAKFAST KITCHEN / UTILITY

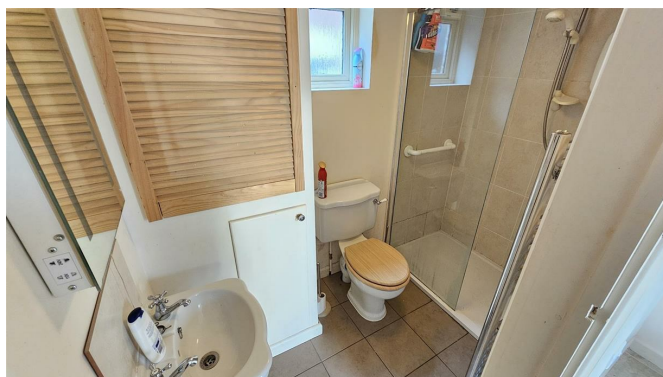
20'9 x 10'2 (6.32m x 3.10m)

BREAKFAST AREA

KITCHEN AREA

Fully fitted kitchen with a Lamona four ring gas hob, electric oven, integrated dishwasher,, tiled flooring, central heating radiators, understairs storage cupboard, beamed ceilings, single drier stainless steel sink unit, deep pan drawers, wine bottle recess, butchers' block style work top.

DOG-LEG STAIRS FROM THE HALL TO THE



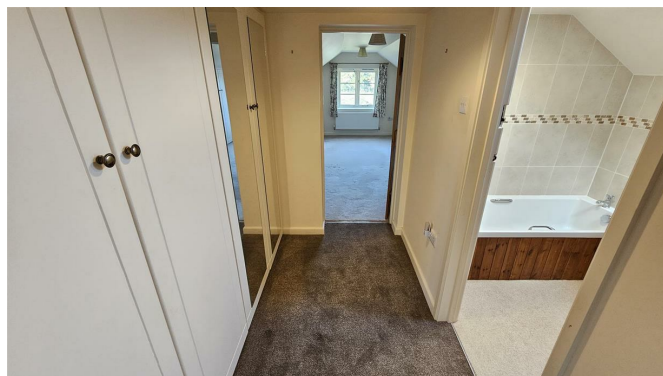
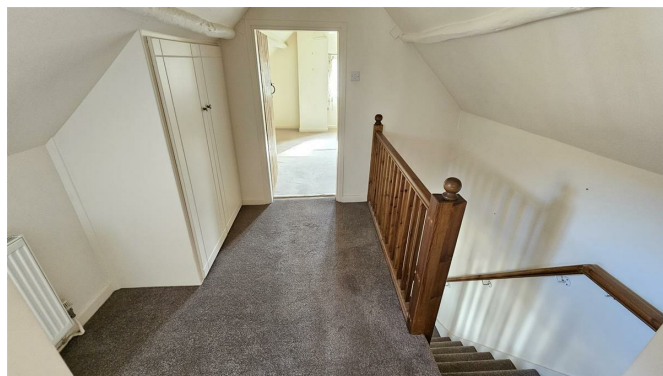


FIRST FLOOR LANDING

10'0 x 8'8 (3.05m x 2.64m)
with a central heating radiator and two sets of built-in wardrobes.

BEDROOM 1

16'7 x 11'0 (5.05m x 3.35m)
with a central heating radiator and a double glazed window to the side overlooking the garden. Two sets of triple wardrobes.





BEDROOM 2

11'8 x 10'0 (3.56m x 3.05m)
with a central heating radiator and a double
glazed window to the side.



BINGHAM'S COMMUNITY ESTATE AGENT

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BATHROOM

A fabulous room with a three piece suite comprising a panelled bath, a low flush W.C. with concealed cistern, a wash hand basin with cupboard under. A double glazed velux window to the front elevation and a chrome central heating towel radiator.

OUTSIDE - FRONT

with a shared driveway to the front with easy to maintain blue chip slate area for planters to provide the colour and texture.





OUTSIDE - THE GARDEN

There is a private and open garden area to the side with two private parking spaces, a large patio area and a formal lawn.

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BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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← Want one of these???

Then get one of these!!!

→



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!