



Mrs Bunns Cottage, Chapel Lane,  
Aslockton, NG13 9AR

# Mrs Bunns Cottage Chapel Lane, Aslockton, NG13 9AR

Thomas James are delighted to bring to the market this impressive detached characterful cottage. Mrs Bunns Cottage is sympathetically renovated to a high standard, the property provides spacious and immaculately presented accommodation arranged over two floors including an entrance porch, dual aspect dining room, formal lounge, recently fitted breakfast kitchen and bathroom to the ground floor, with the first floor landing giving access to two double bedrooms, and a large open landing area, which could be used for either a third bedroom or study.

This individual property boasts a wealth of character and benefits from UPVC double glazing throughout, gas central heating and original features including fireplaces, latch doors, and exposed beams to ceilings, the property boasts enclosed gardens with open views of the countryside, a double garage and a large driveway providing off road parking for multiple vehicles.

Situated in the picturesque village of Aslockton, the property is within easy reach of excellent facilities including restaurants, pubs, village shop, a post office, CE primary school, bus routes to Grantham/Nottingham and a train station.

Early viewing is highly recommended to appreciate the high standard of accommodation and location.

**Guide Price £425,000**





## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

Leading into:-

### Entrance Porch

Two UPVC double glazed windows to the side elevation, tiling to floor, wooden stable latch door into:-

### Dining Room

A dual aspect room with UPVC double glazed windows to the front and rear elevation, under-stairs storage cupboard, wood flooring, beams to ceiling, wall lights, smoke alarm, radiator, door leading to the stairs giving access to the first floor landing, further doors giving access into the kitchen and the:-

### Sitting Room

UPVC double glazed Bay window to the side elevation, and a UPVC double glazed window to the front elevation, exposed wooden flooring, beams to ceiling, a feature wood burning stove with brick surround, wall lighting, radiator.

### Breakfast Kitchen

Fitted with a range of 'Shaker' style in cream, wall, drawer and base units with under cabinet lighting, and marble effect work surfaces over, inset ceramic double sink unit with mixer tap and tiled splashbacks, a SMEG range style cooker with a chimney style hood over, space and plumbing for a dishwasher, space for a tall fridge/freezer.

UPVC double glazed window to the rear elevation, breakfast bar, beams to ceiling, tiling to floor, radiator, door into:-

### Bathroom

Fitted with a four piece suite comprising a freestanding roll top bath, with mixer tap and hand held shower attachment, a fully tiled double shower enclosure with a mains fed shower and two shower heads, a vanity wash hand basin with drawers beneath and a low level flush w/c.

Two Opaque UPVC double glazed windows to the front elevation, tiling to floor (with under-floor heating), chrome heated towel rail, half height tiling to walls, ceiling spotlights, radiator, door into the DOUBLE GARAGE.

## FIRST FLOOR ACCOMMODATION

### First Floor Open Sitting Area

A versatile space, which was used as a third bedroom, but currently is used for an open sitting area/study, with a UPVC double glazed window to the rear elevation, with window seat below, exposed floor boards, loft access hatch (giving access to the partially boarded and fully insulated loft space above), doors giving access to two bedrooms.



### Bedroom One

UPVC double glazed windows to the front and rear elevations, a feature fireplace set on a tiled hearth with a timber surround, built-in wardrobes, ceiling light point, wall lights, radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation, overlooking the countryside views, Velux window to the front pitch, eaves storage, ceiling light point, radiator.

## OUTSIDE

To the front of the property, double gates give access to the large pebbled driveway providing off road parking for multiple vehicles and giving access to the DOUBLE GARAGE. There is exterior security lighting, outside tap, and attractive flower/shrub borders, plus a shaped lawn beyond.

### Double Garage

With two up and over doors to the front one electric, one manual (with power and lighting), eaves storage.

UTILITY AREA:- Fitted with wall units with roll edge work surfaces over, inset one and half bowl stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space for a condenser tumble dryer,

### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,294.14.

### Directions

Chapel Lane can be located off Mill Lane from Main Street/Dark Lane, Aslockton.

### Referral Arrangement Note

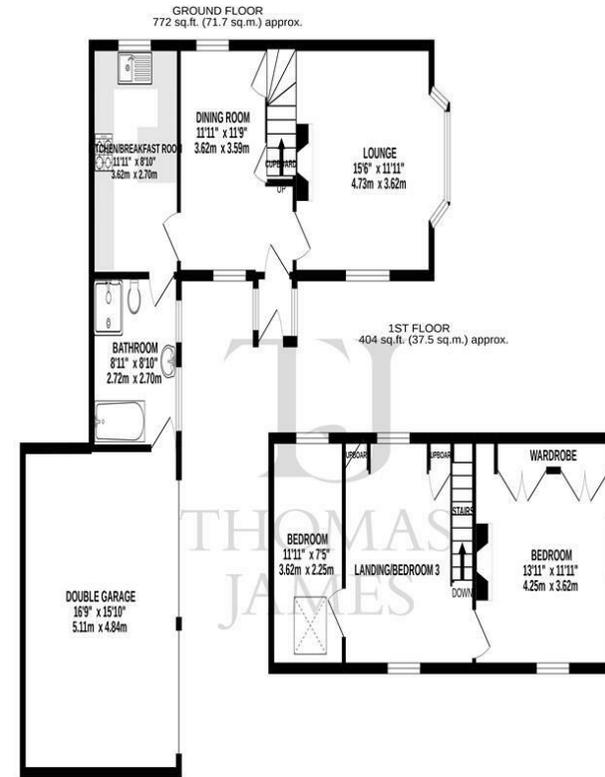
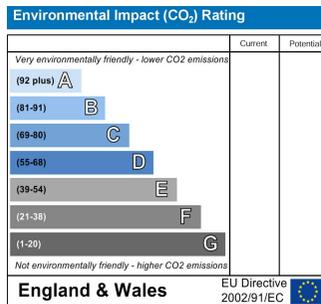
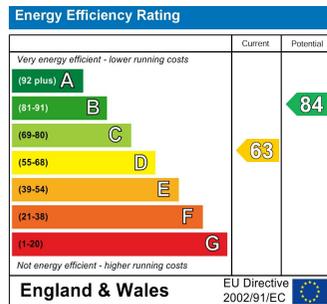
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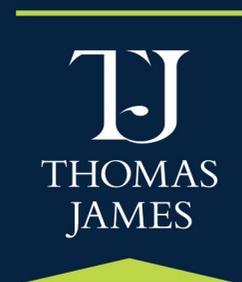
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TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.

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