



10 The Capes, Aslockton, Nottinghamshire,
NG13 9AZ

£325,000
Tel: 01949 836678

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

We have pleasure in offering to the market this relatively modern three bedroom detached home tucked away in a small cul-de-sac setting on what is a particularly generous plot by modern standards, located within walking distance of the heart of this well regarded edge of Vale village.

The property offers around 1,000sq.ft. of internal accommodation and occupies an excellent sized plot which, subject to consent, could offer scope to extend further allowing for great potential to create a well proportioned home on a pleasant plot that benefits from a southerly rear aspect.

The accommodation comprises initial entrance hall with ground floor cloak room off which in turn leads to a fitted kitchen with open plan living/dining room and the useful addition of a conservatory at the rear. To the first floor there are three bedrooms and bathroom and although there may be some elements of cosmetic updating required this creates a blank canvas for those wishing to place their own mark on a home.

As well as the accommodation one of the main selling features is it's fantastic plot tucked away in a small cul-de-sac setting with ample parking to the front and side and brick garage. The garden runs to three sides with the property benefitting from a south westerly aspect and a well stocked established garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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, 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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL 10'10" x 6'4" (3.30m x 1.93m)



Having spindle balustrade staircase rising to first floor landing with useful under stair storage cupboard beneath and central heating radiator.

Further doors lead through into:

GROUND FLOOR CLOAK ROOM 6'3" x 3' (1.91m x 0.91m)



Having two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window.

L SHAPED KITCHEN 14' max x 9'3" max (4.27m max x 2.82m max)



Having aspect into the rear garden, fitted with a generous

range of wall, base and drawer units with U shape configuration of laminate preparation surfaces with inset sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including five ring gas hob with double oven beneath and chimney hood over, plumbing for washing machine, space for free standing fridge freezer, tiled floor, central heating radiator and double glazed window.

A further door gives access to:



OPEN PLAN SITTING/DINING ROOM

25'7" x 11'8" max (7.80m x 3.56m max)



A well proportioned open plan reception large enough to accommodate both living and dining space with the main sitting room's focal point being chimney breast with attractive polished stone Minton style fire surround, mantel and hearth with inset gas flame coal effect fire, central heating radiator, coved ceiling, double glazed window to the front and door returning to the entrance hall. The dining area has additional radiator with coved ceiling and sliding patio door leading through into:



CONSERVATORY

9'3" x 8'3" (2.82m x 2.51m)



A useful addition to the property providing further versatile reception space with UPVC double glazed windows and opening top lights, pitched polycarbonate roof with inset skylight, tiled floor and French doors leading out into the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL:

FIRST FLOOR LANDING



A spindle balustrade staircase rises to the first floor landing having access to loft space above, built in airing cupboard housing updated Weissman gas central heating boiler and double glazed window to the side.

Further doors leading through into:

BEDROOM 1

18'5" max into wardrobe x 9'7" (5.61m max into wardrobe x 2.92m)



A good sized double bedroom having aspect to the front with built in wardrobes and additional over stairs storage cupboard, coved ceiling, two central heating radiators and two double glazed windows to the front.

BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)



Having pleasant aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 3

8'8" x 7'6" (2.64m x 2.29m)



Again having aspect into the rear garden with central heating radiator and double glazed window.

BATHROOM

7'7" x 6'3" (2.31m x 1.91m)



Having a modern white suite comprising panelled path with chrome tap and wall mounted electric shower over, close coupled WC, pedestal washbasin with chrome taps, fully tiled walls, central heating radiator and double glazed window to the side.

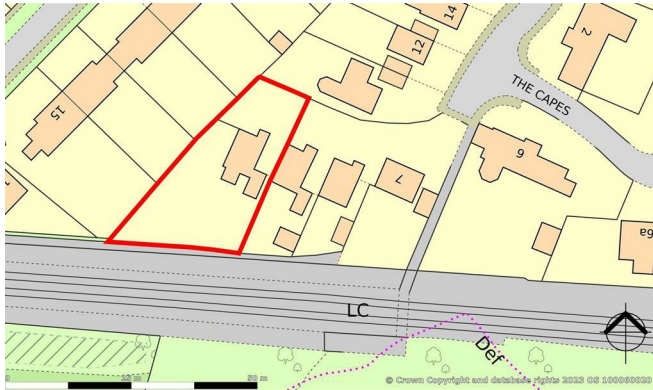
EXTERIOR



An attractive feature of the property is its pleasant position

tucked away at the end of this small cul-de-sac setting with a generous frontage which offers more than ample off road parking with established borders and inset shrubs, the driveway continues to the side of the property again providing additional parking area and in turn leading to the detached brick built garage with up and over door. The rear garden is a delightful feature of the property, generous by modern standards, and benefits from a south to westerly aspect and offering a good degree of privacy with initial paved terrace with dwarf brick wall border leading onto a mainly lawned garden with well stocked perimeter borders with established trees and shrubs and additional paved seating area to the westerly side. At the foot of the garden is an additional decked seating area with timber pergola above and useful timber potting shed.

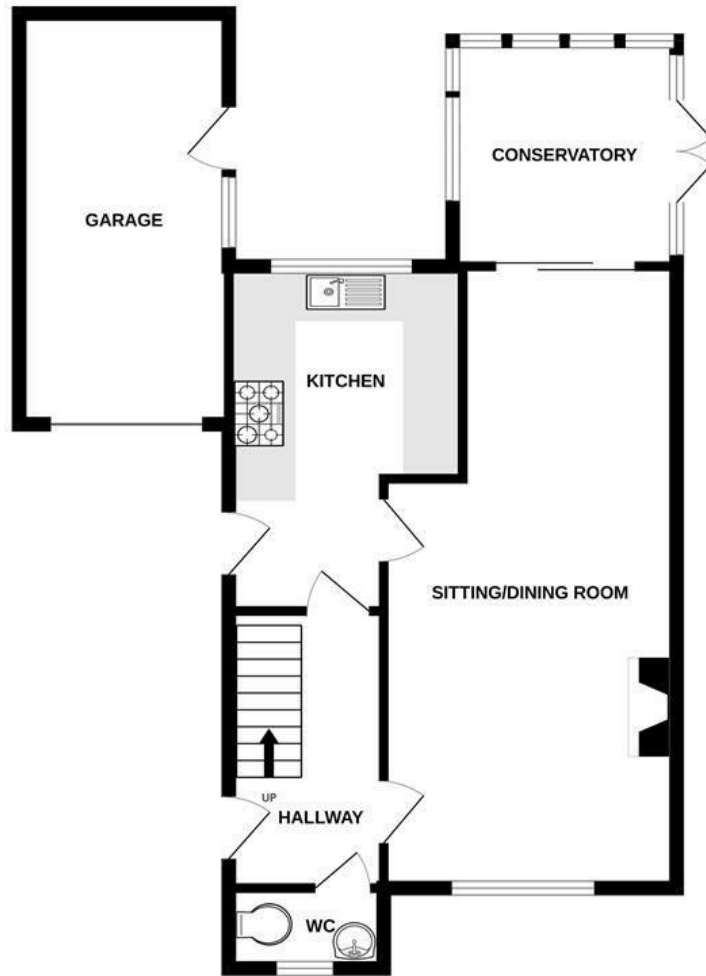




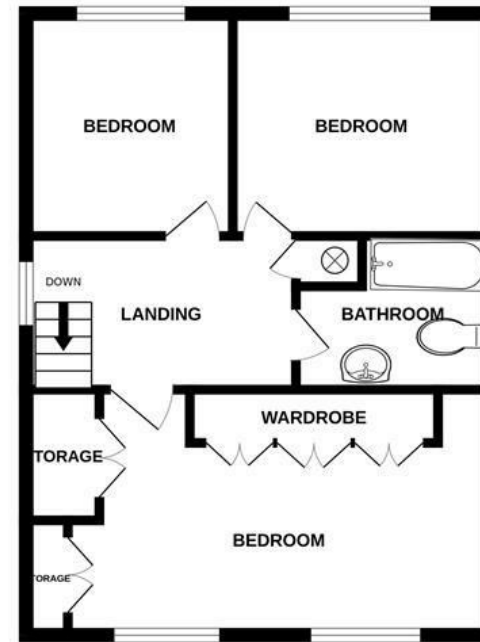
COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

GROUND FLOOR



1ST FLOOR



THE CAPES, ASLOCKTON NG13 9AZ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		



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