



Fair View Cliff Hill Lane, Aslockton,
Nottinghamshire, NG13 9AP

Chain Free £415,000
Tel: 01949 836678

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A rare opportunity to purchase an individual, detached, traditionally constructed bungalow within this well regarded area of the village, occupying a relatively generous plot with open aspects to the front and rear and offering a single level of accommodation with further scope for improvement.

The property is offered to the market with no upward chain. The property was fully re wired last year and has very recently been redecorated in a neutral colour, as well as new carpets meaning you can move straight in. Judging by neighbouring properties and subject to necessary consents there could also be further scope to considerably alter, reconfigure and extend the bungalow to create a truly individual dwelling.

The current accommodation extends to around 1,000sq.ft. with two reception areas, a breakfast kitchen, three bedrooms, bath/shower room, gas central heating and UPVC double glazing.

As well as the accommodation the property occupies a fantastic plot offering an excellent level of off road parking with covered car port and garage. Viewing therefore comes highly recommended to appreciate both the location, accommodation and potential 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 - 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 UPVC DOUBLE GLAZED SLIDING DOOR LEADS THROUGH INTO AN:

INITIAL ENCLOSED PORCH

9'2" x 7'4" (2.79m x 2.24m)



A useful addition to the property providing a generous initial entrance which could be utilised as a small reception area overlooking the front garden having quarry tiled floor, double glazed windows and further double glazed French door leading through into:

SITTING ROOM

14'5" x 12'11" (4.39m x 3.94m)



A pleasant room flooded with light having large, double glazed picture window to the front as well as linking through to the dining room which combined creates a versatile reception space. The focal point to the room is a chimney breast with feature fireplace with inset electric pebble effect fire and alcoves to the side, deep coved ceiling and central heating radiator.

An open doorway leads through into:



DINING ROOM

9'5" x 9' (2.87m x 2.74m)



A versatile space currently utilised as formal dining with serving hatch through to the kitchen having deep coved ceiling, wood effect laminate flooring, central heating radiator and double glazed window to the front.

Returning to the sitting room a glazed door leads through into:

INNER HALLWAY

15'2" x 4' (4.62m x 1.22m)

Having central heating radiator and access to loft space above with timber pull down ladder that gives access to loft void above which is part boarded providing a good level of storage, housing gas central heating boiler and, subject to consent, could offer scope to expand the accommodation further.

Further doors leading through to:

BREAKFAST KITCHEN

14'5" x 10'4" (4.39m x 3.15m)



Having a delightful aspect into the rear garden and fields beyond benefitting from a dual aspect with double glazed windows to both side and rear and exterior door leading into the car port. The kitchen, although likely to require a program of modernisation, is fitted with a generous range of wall, base and drawer units providing an excellent level of storage having wood trimmed preparation surfaces including breakfast bar area providing informal dining and a good level of working area, in addition stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including Whirlpool four ring gas hob and double oven, plumbing for washing machine, space for under counter fridge, chimney breast with central alcove, central heating radiator and additional column

radiator.

Returning to the inner hallway further doors lead to:



BEDROOM 1

11'6" x 13'7" (3.51m x 4.14m)



A well proportioned double bedroom having aspect into the front garden with coved ceiling, central heating radiator and double glazed window.

BEDROOM 2

12'8" x 9'11" (3.86m x 3.02m)



Although currently utilised as an additional reception this provides a further double bedroom with delightful aspect into the rear garden and fields beyond having central heating radiator and double glazed sliding patio door.

BEDROOM 3

7'11" x 8' (2.41m x 2.44m)



Having coved ceiling, central heating radiator and double glazed window to the side.

BATH/SHOWER ROOM

10' x 7'9" (3.05m x 2.36m)



A well proportioned room having four piece suite comprising panelled jacuzzi bath, separate large shower enclosure with bifold screen and wall mounted shower

mixer, close coupled WC with vanity surround, pedestal washbasin, tiled floor and splash backs, central heating radiator and double glazed window to the rear.

CLOAKS CUPBOARD

10' x 2'7" (3.05m x 0.79m)

A useful space leading off the inner hallway providing a good level of storage having secondary loft access and double glazed window overlooking the rear garden.

EXTERIOR



There is no doubt that one of the additional selling features of this property is its delightful location positioned on the edge of the village but still within walking distance of the centre. The property affords fantastic open aspects to the front and rear, occupying what is a relatively generous plot by modern standards, lying in the region of 0.17 of an acre, set back behind a mature hedged and railing frontage with double gates leading onto a block set driveway that provides a good level of off road parking. Adjacent to this is a central, wall maintained lawn, with established borders and paved pathway leading to the front door. To the side of the property timber gates lead into a covered car port, again providing further parking and in turn leads to a brick built garage, two stores and a workshop.

The rear garden is a delightful feature of the property, mainly laid to lawn having well stocked borders with established trees and shrubs, enclosed by feather edged

board fencing and mature hedging, an ornamental pond at the foot, a useful greenhouse and shed, the rear garden having a fantastic aspect across to adjacent paddocks and fields beyond. In addition there is an outside tap and exterior lighting.



GARAGE

15'1" x 8'2" (4.60m x 2.49m)

A brick built garage having up and over door, power and light and also encompasses:

STORE

7'9" x 2'11" (2.36m x 0.89m)

SECONDARY STORE

7'6" deep x 3' (2.29m deep x 0.91m)

WORKSHOP

11'5" wide x 4'8" (3.48m wide x 1.42m)

Having power and light, electrical consumer unit, single glazed window and ledge and brace door.

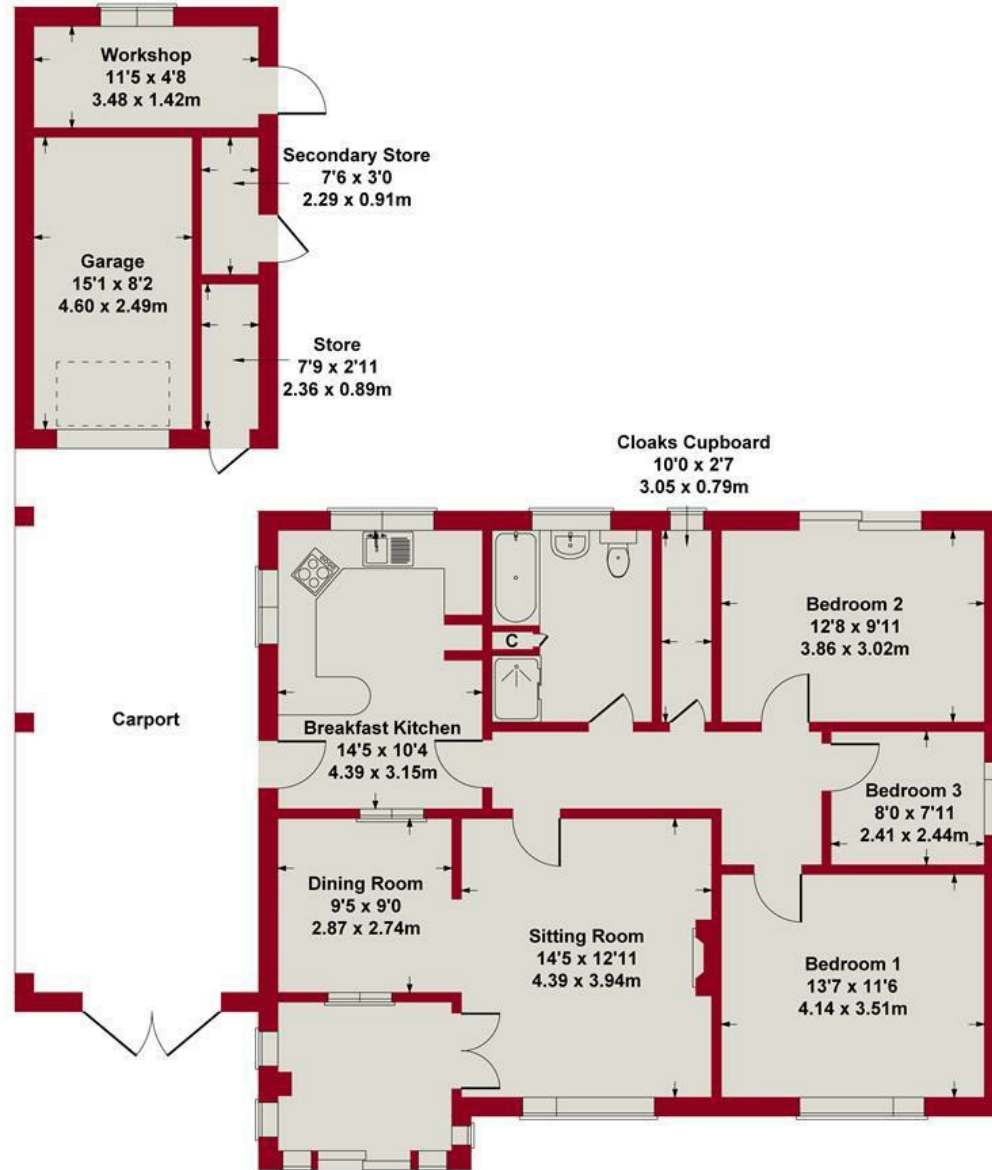
COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

Approximate Gross Internal Area
1335 sq ft - 124 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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