



**4 Old Greyhound Close, Aslockton,
Nottinghamshire, NG13 9AT**

£550,000
Tel: 01949 836678

 **RICHARD
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We have pleasure in offering to the market this thoughtfully designed and constructed modern home completed around 2016 to a high specification, combining both traditional and contemporary elements.

The property was constructed by a well regarded developer, forming one of only a handful of dwellings within this small cul-de-sac setting, offering attractive brick elevations beneath a pantile roof, creating an almost barn style effect behind which lies a versatile level of accommodation over two floors. Immaculately presented throughout with relatively neutral decoration and contemporary fixtures and fittings the accommodation comprises an attractive initial entrance hall with high vaulted ceiling up to a galleried landing above and a good level of integrated storage with oak internal doors leading to two main receptions including a dual aspect sitting room and versatile study/dining room with integrated furniture. The heart of the home will undoubtedly become the large open plan living/dining kitchen which is beautifully appointed with a generous range of units and integrated appliances, the living area having two runs of bifold doors with a westerly aspect into the rear garden. In addition there is a useful utility and ground floor cloak room. To the first floor there are four double bedrooms, the master of which is a particularly attractive room with initial walk through dressing area leading into the main bedroom with vaulted ceiling having a dual aspect and contemporary ensuite shower room. In addition there is a well appointed family bathroom.

In addition the property benefits from under floor heating to the ground floor and sealed unit double glazed windows offering a good level of efficiency lying well into a B energy rating.

As well as the accommodation on offer the property occupies a pleasant position on a relatively low maintenance plot having a block set driveway, garage to the side and enclosed westerly facing garden at the rear with central lawn and paved terrace which links back into the main reception areas.

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 - 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 TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14'6" x 6'9" (4.42m x 2.06m)



An attractive initial entrance vestibule having spindle balustrade turning staircase rising to a galleried landing above, full height ceiling, deep skirting and architrave, tiled floor, useful under stairs alcove and two built in cloaks/storage cupboards.

Further oak internal doors leading to:

SITTING ROOM

18'7" x 11' (5.66m x 3.35m)



A well proportioned reception benefitting from windows to three elevations including bifold doors leading out into the rear garden and making use of the westerly aspect. The room having deep skirting, inset downlighters to the ceiling, double glazed windows to the front and side and bifold doors to the rear.





OFFICE/DINING ROOM

10'9" x 10'11" (3.28m x 3.33m)



A versatile second reception currently utilised as a home office but would alternatively make formal dining or an additional sitting room having a range of bespoke fitted furniture providing an excellent level of storage, deep skirting and double glazed window overlooking the garden.



GROUND FLOOR CLOAK ROOM

7' x 3'9" (2.13m x 1.14m)



Having contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap, tongue and groove effect panelling and double glazed window to the front.

OPEN PLAN LIVING/DINING KITCHEN

20' x 13' (6.10m x 3.96m)



A fantastic, light and airy open plan space which will undoubtedly become the hub of the home, large enough to accommodate a living/dining area benefitting from a westerly aspect into the garden with two runs of bifold doors and additional double glazed window to the side creating a particularly light and airy space. The initial kitchen is tastefully appointed with a generous range of modern but traditional style units finished in heritage colours having brush metal fittings, complementing dresser unit with shelved alcove and glass display cabinets, granite preparation surfaces and integral breakfast bar providing informal dining, undermounted sink unit with chrome swan neck mixer tap, integrated appliances including five ring gas hob with Siemens stainless steel and glass chimney hood over, Siemens fan assisted double oven, fridge freezer and dishwasher, inset downlighters to the ceiling, tiled floor and deep skirting.

A further door leads through into:



FIRST FLOOR GALLERIED LANDING



Flooded with light having large double glazed window to the front, central heating radiator, access loft space above, a good level of storage comprising a large built in cupboard which also houses Vaillant gas central heating boiler, separate airing cupboard housing Megaflow hot water system with storage shelf above and deep skirting and architrave.

Further oak internal doors leading to:



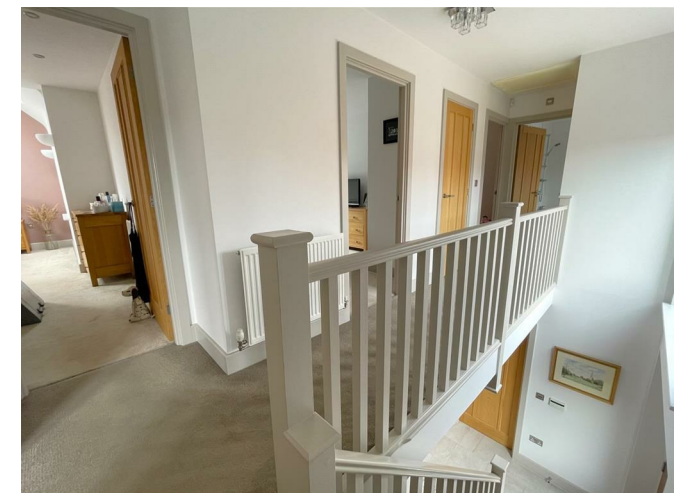
UTILITY ROOM

6'11" x 6'5" (2.11m x 1.96m)



Having fitted base unit with preparation surface over, inset sink and drain unit with chrome mixer tap, plumbing for washing machine, space for further free standing appliance, double glazed windows to the front and side and exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:



BEDROOM 1

18'6" max x 14'5" (5.64m max x 4.39m)



A fantastic, well proportioned master suite benefitting from a walk through dressing area having full height wardrobes, deep skirting and central heating radiator and opens out into the double bedroom which is an attractive space having high vaulted ceiling, inset skylights, additional double glazed windows to two elevations, deep skirting and central heating radiator.

A further door leads through into:



ENSUITE SHOWER ROOM

5'6" x 6'9" (1.68m x 2.06m)



Having contemporary suite comprising double width shower enclosure with sliding glass screen, wall mounted shower mixer with independent handset over, close coupled WC, half pedestal washbasin with chrome mixer tap, tongue and groove effect panelling, wall mounted shaver point, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.

BEDROOM 2

11'3" x 11'11" (3.43m x 3.63m)



A further double bedroom benefitting from a westerly aspect into the rear garden having fitted full height wardrobes, deep skirting and central heating radiator.

BEDROOM 3

12' x 10'11" max (3.66m x 3.33m max)



A further double bedroom having westerly aspect into the rear garden with central heating radiator, deep skirting and double glazed window.

BEDROOM 4

10'4" x 10'6" (3.15m x 3.20m)



A double bedroom having aspect to the front with central heating radiator, deep skirting and double glazed window.

FAMILY BATHROOM

7'11" x 6'4" (2.41m x 1.93m)



Having a suite comprising tongue and groove effect panelled bath with chrome mixer tap and further wall mounted shower mixer with independent handset above

and glass screen, close coupled WC, half pedestal washbasin with chrome mixer tap, tongue and groove effect panelling, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the front.

EXTERIOR



The property occupies a pleasant position within this small cul-de-sac setting, located right in the heart of the village, set back behind an initial shared block set entrance with relatively low maintenance bark chipping borders with established shrubs. To the side of the property is a block set driveway which provides off road parking for several vehicles and, in turn, leads to the property's garage. The rear garden benefits from a westerly aspect and is enclosed by feather edge board fencing having large paved terrace linking back into both the sitting room and living area of the kitchen, sleeper edged bark chipping borders with established trees and central lawn.



GARAGE

Having pantile roof and sectional wood grain effect up and over door.

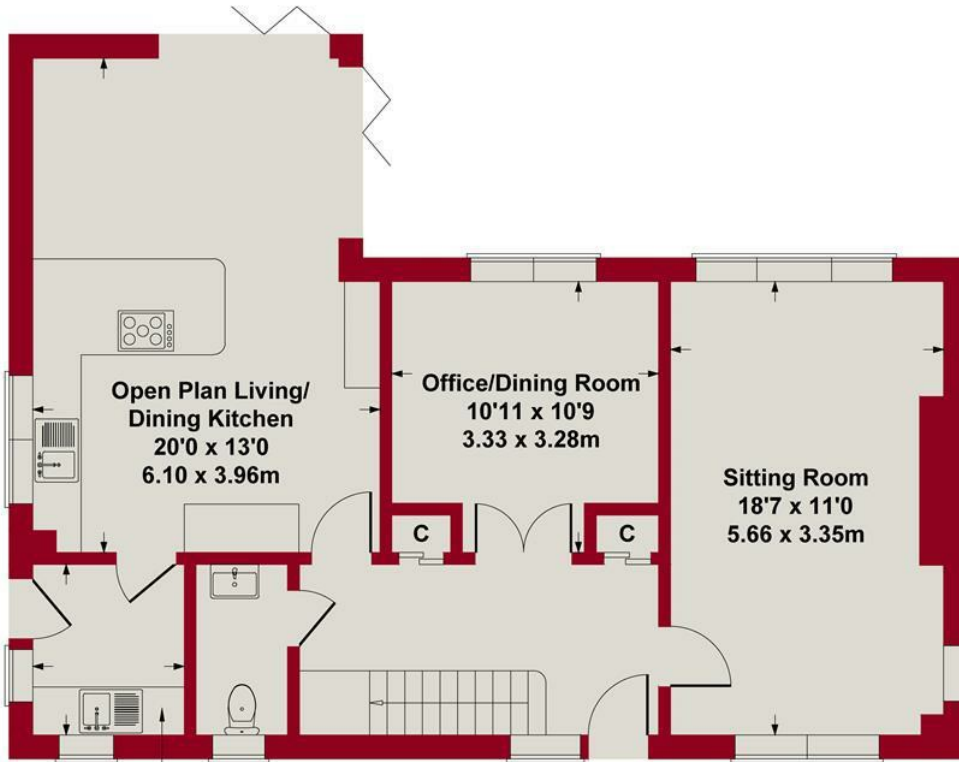
COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

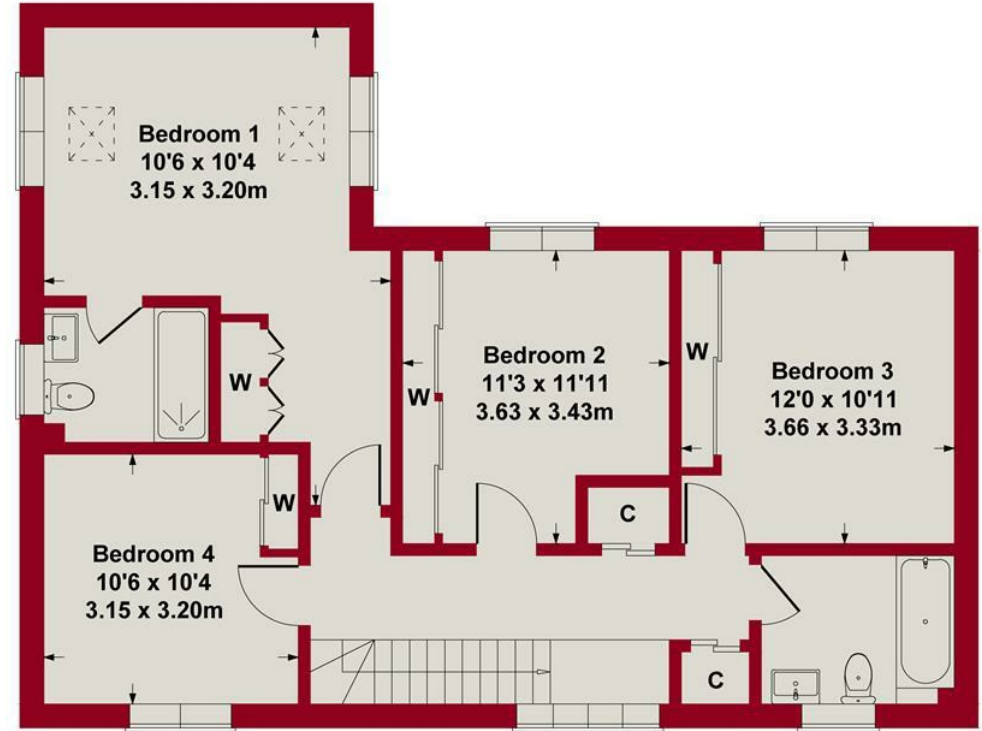
Freehold

Approximate Gross Internal Area
1615 sq ft - 150 sq m



Utility Room
6'11 x 6'5
2.11 x 1.96m

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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		



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