



5 Fields Drive, Aslockton, Nottinghamshire,
NG13 9AG

£450,000
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An excellent opportunity to purchase a fantastic, detached, family orientated home which has been significantly extended and reconfigured over the years to create a generous level of internal space lying in the region of 1,750 sq.ft. The property occupies a pleasant plot, generous by modern standards, with ample off road parking, garage and enclosed garden at the rear.

Internally the property is tastefully presented with modern fixtures and fittings and relatively neutral decoration through, having UPVC double glazing and gas central heating. The accommodation comprises three main reception areas and five bedrooms, two with ensuite facilities, and family bathroom.

Combined this creates a wonderful family home located within a cul-de-sac setting within walking distance of the heart of the village.

In brief the accommodation comprises an enclosed storm porch leading through into the main hallway with a pleasant sitting room off. The hub of the home is likely to be the versatile kitchen/living area at the rear which provides two main reception spaces with a snug, breakfast and dining/living area linking through into the kitchen with access out into the rear garden. In addition a small lobby area gives access to a ground floor cloak room. To the first floor, leading off a central landing, are five bedrooms, two of which boast ensuite facilities, and separate family bath/shower room.

As well as the accommodation on offer the property occupies a pleasant level plot with ample off road parking and garage to the front and an enclosed 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 - 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO AN:

INITIAL ENCLOSED STORM PORCH

6'9" x 4'3" (2.06m x 1.30m)

Having cloaks hanging space, double glazed window and further door leading through into:

MAIN ENTRANCE HALL

12'8" x 6'3" (3.86m x 1.91m)



Having a spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath, central heating radiator, wood effect laminate flooring and further doors leading to:

SITTING ROOM

18'5" x 11'10" (5.61m x 3.61m)



A well proportioned reception having aspect to the front with large double glazed picture window, the focal point to the room being a fireplace with slate hearth and inset solid fuel stove with oak mantel over, the room also having coved ceiling and central heating radiator.



INITIAL L SHAPED LIVING KITCHEN

23'9" max into kitchen area x 19'2" (7.24m max into kitchen area x 5.84m)



A superb space of generous proportions which links through into a further family/dining room which, combined, creates an excellent everyday living/entertaining space with access out into the rear garden. The initial breakfast/living area encompasses a central island unit providing a good level of storage having butcher's block effect work surface over with breakfast bar providing informal dining that links into a snug area with central heating radiator and double glazed French doors leading into the rear garden. Within this area there is also a useful shelved under stairs pantry as well as linking into a cloak room.

The breakfast area is open plan to the kitchen which is tastefully appointed with a generous range of modern Shaker style units finished in heritage colours having U shaped configuration of oak effect laminate preparation surfaces, inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including four ring stainless steel finish gas hob with chimney hood over, built in double oven and microwave and dishwasher, space for free standing fridge freezer and double glazed window overlooking the rear garden.

RETURNING TO THE BREAKFAST AREA A LARGE OPEN DOORWAY LEADS THROUGH INTO:



LIVING/DINING ROOM

23'11" x 9'2" (7.29m x 2.79m)



A generous, versatile space ideal as formal dining lying adjacent to the kitchen having coved ceiling, two contemporary column radiators, wood effect laminate flooring and double glazed French doors leading into the rear garden.

RETURNING TO THE LIVING AREA OF THE KITCHEN A FURTHER DOOR LEADS INTO:

INNER LOBBY AREA

Giving courtesy access into the garage as well as a further door into:

GROUND FLOOR CLOAK ROOM

5'8" x 2'11" (1.73m x 0.89m)

Having a two piece modern white suite comprising close coupled WC and vanity unit with inset washbasin and chrome mixer tap, central heating radiator and double glazed window to the side.

GARAGE

16'7" x 9'3" (5.05m x 2.82m)

Having electric roller shutter door, power and light, wall mounted upgraded Glow Worm gas central heating boiler and double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a built in airing cupboard, access to loft space above and further doors leading to:

BEDROOM 1

13'6" x 10'9" (4.11m x 3.28m)



A well proportioned double bedroom benefitting from ensuite facilities and having a pleasant aspect into the rear

garden with built wardrobes with low level drawer units and complementing side tables, central heating radiator and double glazed window.

A further door leads through into:

ENSUITE BATHROOM

10'11" x 4'11" (3.33m x 1.50m)



Having a panelled corner bath with mixer tap and integral shower handset, vanity unit with WC with concealed cistern, vanity surface over and inset RNK ceramics washbasin, tiled splash backs, contemporary towel radiator and double glazed window to the rear.

BEDROOM 2

18'7" (inc wardrobes) x 9'2" (5.66m (inc wardrobes) x 2.79m)



A further double bedroom also benefitting from ensuite facilities comprising with an initial walk through lobby which gives access to the ensuite with open doorway into the main bedroom, having built in wardrobes with sliding door fronts, central heating radiator and double glazed window to the front.

ENSUITE SHOWER ROOM

8'5" x 4'9" max (2.57m x 1.45m max)



Having a contemporary suite comprising large quadrant shower enclosure with glass double doors and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with WC with concealed cistern and vanity surface over with inset Vitra washbasin with tiled splash backs, central heating radiator and double glazed window to the rear.

BEDROOM 3

11'11" max x 13'2" (excl wardrobes) (3.63m max x 4.01m (excl wardrobes))



A well proportioned double bedroom having aspect to the front with a run of built in wardrobes and complementing dressing table, central heating radiator and double glazed window.

BEDROOM 4

9'11" x 8'9" (3.02m x 2.67m)



A double bedroom having aspect to the side with central heating radiator and double glazed window.

BEDROOM 5

9'2" x 7'2" (2.79m x 2.18m)



Currently utilised as a first floor office but would make a further single bedroom having aspect to the front with double glazed window, central heating radiator and useful over stairs storage cupboard.

FAMILY BATH/SHOWER ROOM

11'11" max x 6'10" max (3.63m max x 2.08m max)



A well proportioned space which offers a four piece suite comprising panelled bath with chrome mixer tap and tiled splash backs, separate quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, vanity unit with WC with concealed cistern and vanity surface over with inset Utopia washbasin with tiled and mirrored splash back, central heating radiator and double glazed window to the rear.



EXTERIOR



The property occupies a pleasant position tucked away towards the end of this small cul-de-sac setting behind an open plan frontage which has been landscaped to maximise off road parking. The driveway is block set to provide off road parking for three vehicles and leads to the integral garage. The remainder of the frontage is given over to a raised border with inset shrubs. A courtesy gate to the side of the property gives access into an enclosed rear garden which is relatively generous by modern standards, bordered by feather edge board panelled fencing with a central lawn and paved terrace to both the rear of the property and to the foot of the garden providing a pleasant outdoor space. In addition there is a useful timber storage shed.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

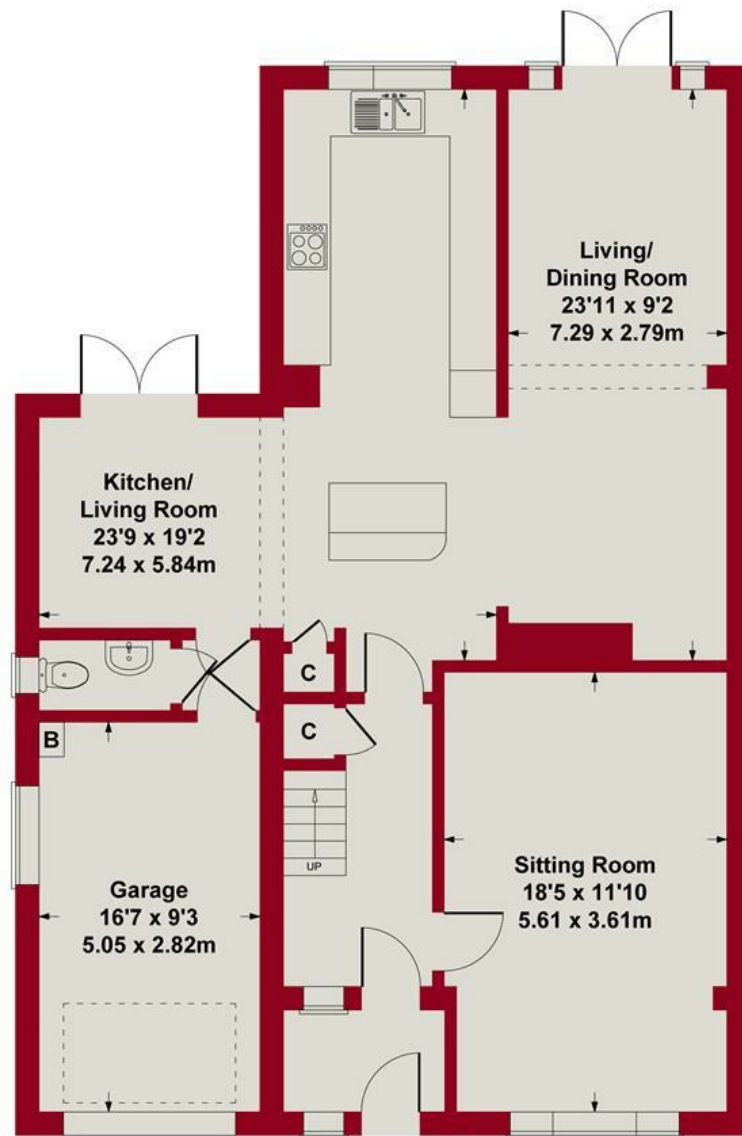
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

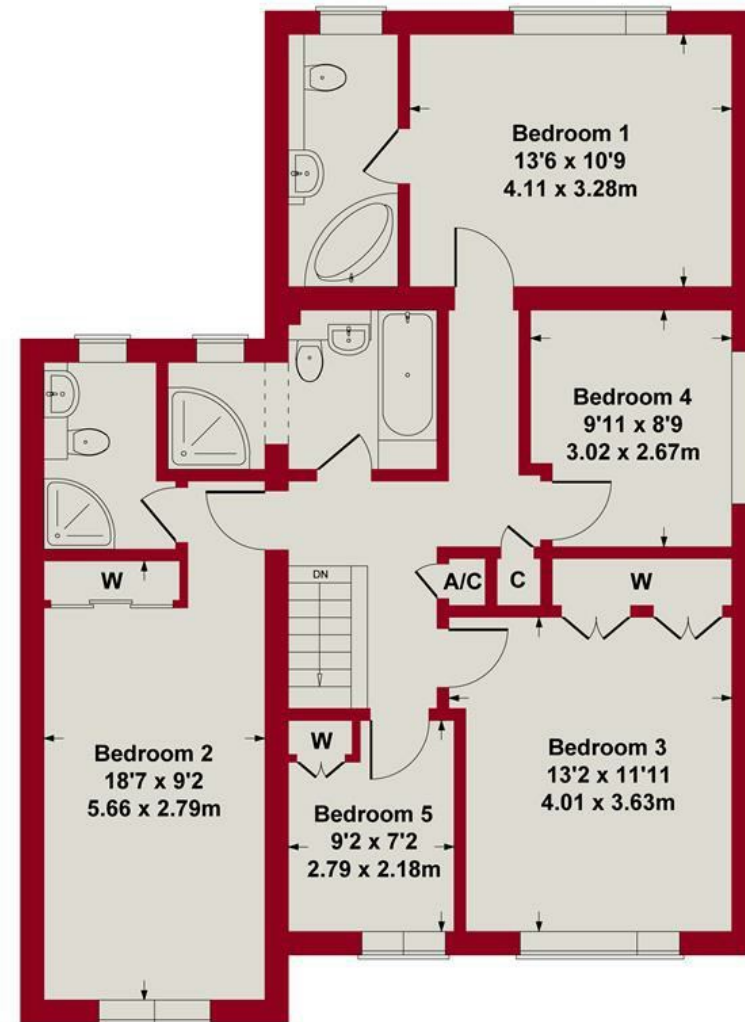
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



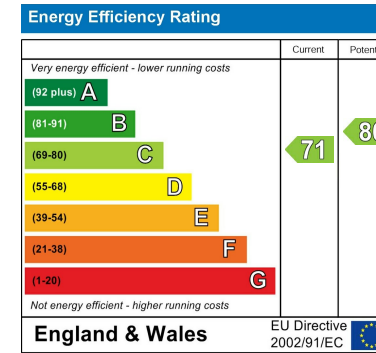
FIRST FLOOR

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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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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