



6a The Capes, Aslockton, Nottinghamshire,  
NG13 9AZ

Guide Price £375,000

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



We have pleasure in offering to the market this individual detached bungalow constructed in the 1980s but then extended to provide a deceptive level of internal accommodation approaching 1,000sq.ft. and occupying a pleasant, established plot with gardens to all sides including a driveway and brick built garage.

The property is tucked away in a small cul-de-sac setting shared with only a handful of other dwellings, benefitting from a south to westerly rear aspect with the main gardens lying on the westerly side and offering a good degree of privacy.

Internally the accommodation is laid out with an initial L shaped entrance hall off which leads a kitchen and well proportioned sitting/dining room with sliding patio door leading out into westerly facing garden and in turn links into the useful addition of a conservatory on the south side. In addition there is a useful study and an inner hall leading to three good sized bedrooms, the master of which benefits from ensuite facilities, and separate main bathroom, both of which offer contemporary fixtures and fittings.

In addition the property benefits from UPVC double glazing and gas central heating and would be ideal for those downsizing from larger dwellings looking for an interesting single storey home within a pleasant village setting.

Overall viewing comes highly recommend 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 WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LEADED LIGHTS LEADS THROUGH INTO:

### **INITIAL L SHAPED ENTRANCE HALL**

14'3" max x 11'8" max (4.34m max x 3.56m max)

Having central heating radiator, built in cloaks cupboard providing a useful level of storage and access to loft space above.

Further doors leading to:

### **KITCHEN**

10'8" x 9'11" (3.25m x 3.02m)



With a pleasant aspect into the close at the front the kitchen is fitted with a generous range of wall, base and drawer units providing an excellent level of storage having two runs of laminate preparation surfaces, one with inset sink and drain unit with tiled splash backs, space for free standing electric cooker, under counter integrated fridge and freezer, plumbing for washing machine, inset downlighters to the ceiling, double glazed window and exterior door into the garden.



### **STUDY/POTENTIAL UTILITY SPACE**

7'11" x 7'6" (2.41m x 2.29m)



A versatile room which would make an ideal home office or even potential for a utility room being currently fitted with 3/4 high larder unit and additional wall units providing a good level of storage and having central heating radiator and double glazed window to the front.

## SITTING/DINING ROOM

22'9" x 11'9" (6.93m x 3.58m)



A well proportioned open plan living/dining room having pleasant aspect into the garden the room having initial dining area with central heating radiator and covered ceiling, being open plan to the sitting room the focal point of which is chimney breast with feature fireplace with polished stone fire surround, mantle and hearth with inset gas flame coal effect fire and alcoves to the side and double glazed sliding patio door leading into the garden.

A further multi paned door leads through into;



## CONSERVATORY

13' x 8'5" (3.96m x 2.57m)



A useful addition to the property providing a further versatile reception space, benefitting from a south westerly aspect having pitched internal ceiling, granite sills, double glazed windows and French doors leading into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER INTERNAL OBSCURE GLAZED DOOR GIVES ACCESS THROUGH INTO AN:

## INNER HALLWAY

11'11" x 2'10" (3.63m x 0.86m)

Giving access to the sleeping accommodation having access loft space above and further doors to:



### BEDROOM 1

11'7" x 14' (3.53m x 4.27m)



A well proportioned double bedroom which benefits from ensuite facilities having a range of built in furniture, central heating radiator and double glazed window.

A further door leads through into:



### ENSUITE SHOWER ROOM

9'10" x 7'6" (3.00m x 2.29m)



A well proportioned ensuite having contemporary fixtures and fittings with double width shower enclosure with sliding glass screen and wall mounted Mira Sport electric shower, close coupled WC, pedestal washbasin, built in storage cupboard with vanity surface over and tiled splash backs, central heating radiator and separate electric towel radiator and double glazed window to the front.

### BEDROOM 2

9'5" x 9'11" (excluding wardrobes) (2.87m x 3.02m (excluding wardrobes))



An L shaped double bedroom having fitted wardrobes, central heating radiator and double glazed window to the rear.

### BEDROOM 3

10'10" x 8'2" (3.30m x 2.49m)



Having aspect to the rear with central heating radiator and double glazed window.



## BATHROOM

9'3" x 5'9" (2.82m x 1.75m)



Appointed with a contemporary suite comprising P shaped shower bath with curved glass screen and chrome mixer tap with integral shower handset, close coupled WC, pedestal washbasin, tiled splash backs, ceramic radiator, inset downlighters to the ceiling and double glazed window to the side.

## EXTERIOR



The property occupies a pleasant, deceptive, established plot with gardens to all sides, set back from the close behind a landscaped frontage having gravelled borders and flagged steps leading up to the front door. Adjacent to this are established borders well stocked with shrubs and a timber courtesy gate giving access into the main garden which lies to the westerly side of the property being a reasonable size by modern standards having initial paved terrace which links back into the main reception, a central lawn and perimeter borders well stocked with established trees and shrubs. A courtyard style garden wraps round to the rear and southerly side of the property with raised borders again stocked with established shrubs, enclosed by panelled fencing and having a useful greenhouse and further paved terrace to the rear. To the side of the property a gravelled driveway provides off road car standing and leads to a brick built garage.







**GARAGE**  
16'9" x 8'8" (5.11m x 2.64m)

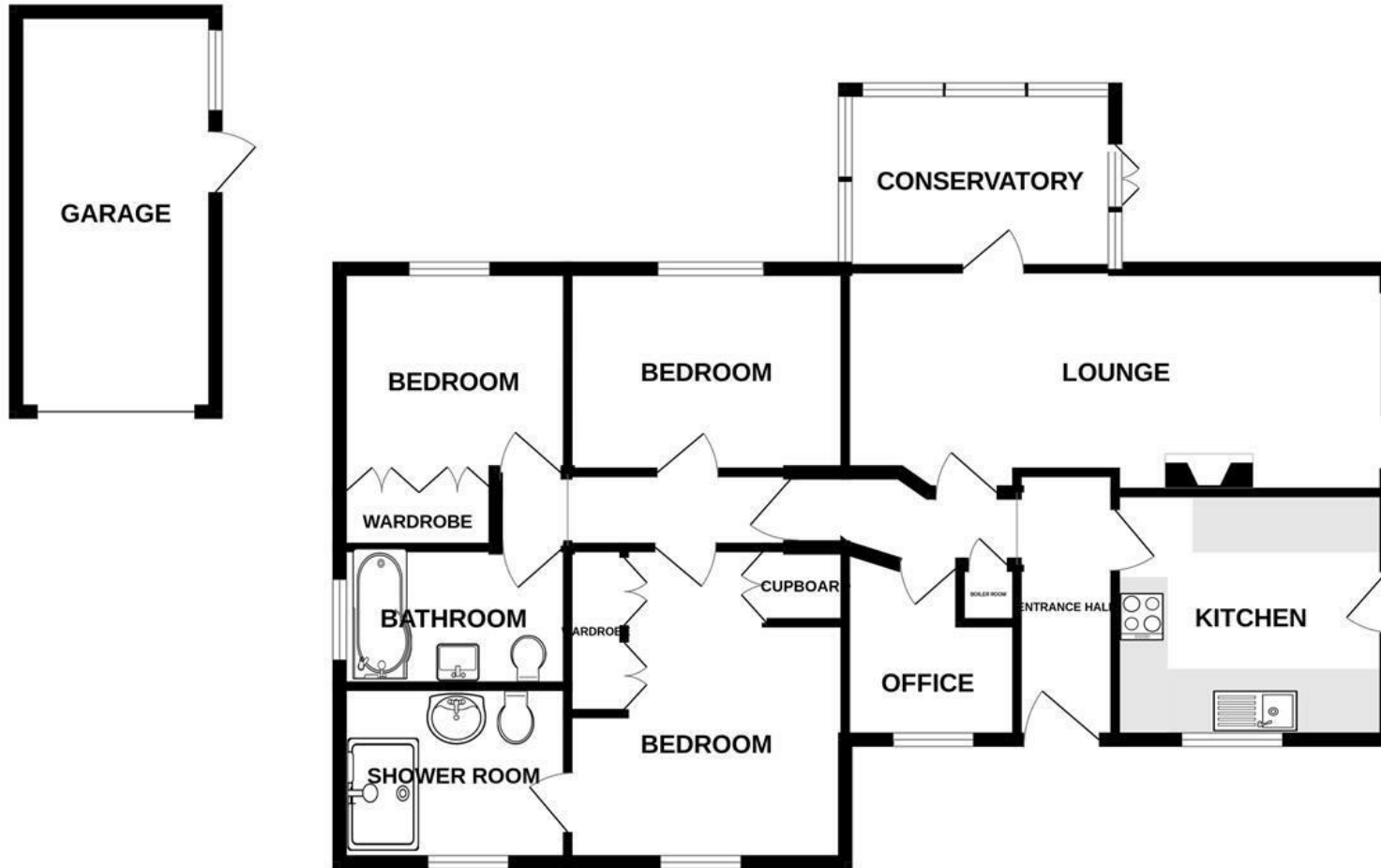


Having up and over door, power and light, storage in the eaves above and double glazed courtesy door and window to the side.

**COUNCIL TAX BAND**  
Rushcliffe Borough Council - Band C

**TENURE**  
Freehold

# GROUND FLOOR



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	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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