

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**15 FIELDS DRIVE, ASLOCKTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9AG**

**£250,000**

## 15 FIELDS DRIVE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AG

This IMMACULATE Bungalow BENEFITS FROM the following IMPROVEMENTS.

There is a...

- \* New kitchen \* New bathroom
- \* New central heating system \* New wiring
- \* New windows \* New carpets
- \* New doors \* New skirtings & architraves
- \* New décor throughout \* Landscaping of the Gardens

Excellent 'walk in, put your furniture down, and do nothing' home within easy walking distance of the Village centre and the tranquil walks around the area.

If you are seeking a two bedroomed bungalow with a well-stocked and mature rear garden that enjoys a southerly facing and sunny aspect... a plenty of privacy... then this is it!

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

For those not familiar with the area, Aslockton is one of the most requested villages within the Vale of Belvoir area. It enjoys typical village amenities including a village Pub, local shop/post office & a Primary School. More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away. Aslockton also has the added benefit of a railway station providing easy access into Nottingham and Grantham. The village is also conveniently placed for the A46 & A52 which provide access to all surrounding centres

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, To exchange the sounds of sirens with bird song, 15 Fields Drive should be high on your viewing list!





**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn into Long Acre. Follow the road to the right passing the Fosse Way View Care Home on the right. At the T junction turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Bear off next left as directed to Whatton and Aslockton. Turn left into Dark Lane as signposted to Aslockton. Pass over the level crossing and turn left into Abbey Lane. Turn third left into Fields Drive and follow the road round to the right where the property will then be seen on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

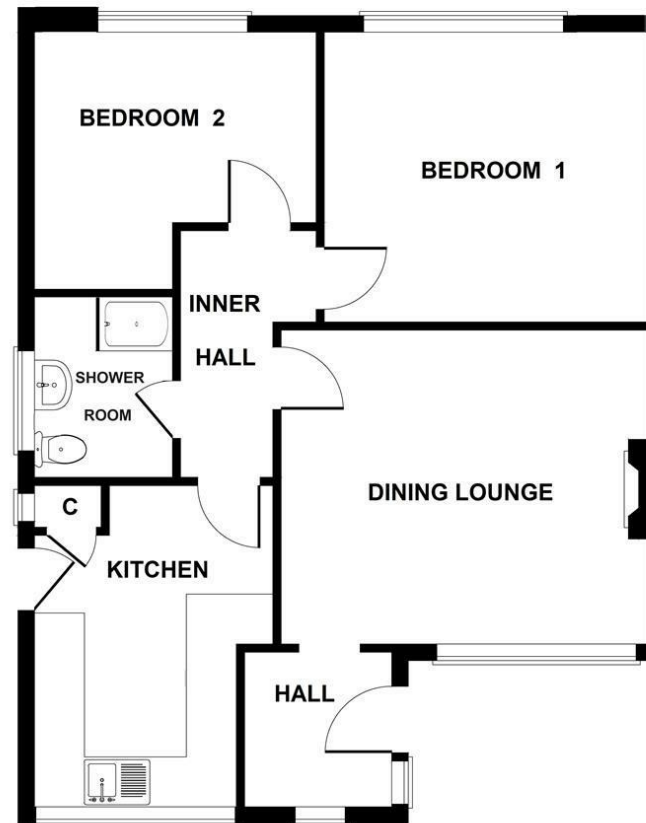
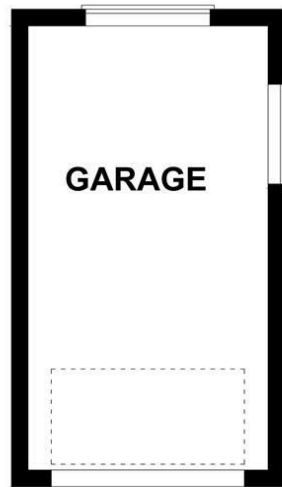
**For Sat Nav use Post Code: NG13 9AG**

**Council Tax Band**

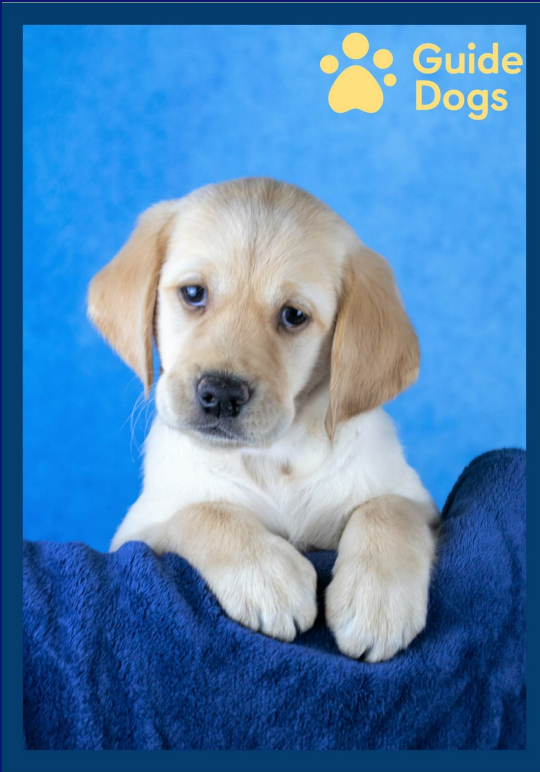
**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  
**OnTheMarket.com**



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Services Bingham



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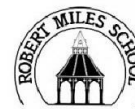
@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Double glazed side entrance door into the  
**FRONT ENTRANCE PORCH**  
with wood effect flooring and a double glazed window to the front. Outside courtesy light.

**LOUNGE**  
14'4 x 12'3 (4.37m x 3.73m)  
with a new central heating radiator and a double glazed window to the front. Feature ppen fireplace providing plenty of warmth to compliment the new central heating system.





### **BREAKFAST KITCHEN**

12'8 x 9'3 (3.86m x 2.82m)

with a range of fitted base and wall units with wood-effect worktops and upstands, a stainless steel sink with a mixer tap and drainer, an integrated double oven with a separate ceramic hob and extractor fan over, space and an integrated washing machine, integrated fridge freezer, wood-effect flooring, a UPVC double glazed window to the front elevation, a boiler cupboard and a single UPVC door to access the driveway.



### **INNER HALLWAY**





**BEDROOM 1**

13'0 x 11'6 (3.96m x 3.51m)  
with a new central heating radiator and a double glazed window to the rear.

**BEDROOM 2**

11'0 x 10'0 (3.35m x 3.05m)  
with a new central heating radiator and a double glazed window to the rear.

**SHOWER ROOM**

7'0 x 5'6 (2.13m x 1.68m)  
with a white suite comprising a shower enclosure, wash basin with cupboards under and a low flush W.C. with concealed cistern, double glazed window and wood effect tiled flooring. Central heating towel radiator.





### **OUTSIDE - FRONT & DRIVEWAY**

A full length driveway from the front leads to the detached GARAGE 17'8 x 9'6. The front garden is mainly lawned with an area of planting and mature shrubs. Secure gated access to the side, with the continuation of the driveway and leading to the rear patio area. There is an up and over door to the upgraded GARAGE and a new roof, power and lighting, double glazed window and a side access door.



### **OUTSIDE - REAR GARDEN**

The southerly facing rear garden enjoys plenty of privacy and sunshine as well as mature shrubs and a feature tree... a wonderful haven for those who enjoy al fresco dining during those balmy summer evenings.

