

**FOR SALE**

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**17 BUCKTHORN DRIVE, ASLOCKTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9DN**

**PRICE £575,000**



## 17 BUCKTHORN DRIVE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9DN

This Langham design house style by Avant Homes was recently completed (2019) to a superior standard with many of the usual upgrades being fitted as standard throughout... hence the speed at which the Development was reserved.

A stunning five bedroom detached home situated at the head of a cul-de-sac and on an extensive corner plot (almost 1/5 acre) in the quiet & sought-after village of Aslockton. The property is beautifully presented & offers spacious living accommodation. Comprising an open plan Kitchen Diner with Family Area, Lounge, Downstairs WC & Utility room, Master bedroom with En-suite Shower Room, Family Bathroom, Second bedroom with en-suite shower room, three further bedrooms, a fully enclosed and very sunny Garden to three sides and a driveway to the front for two cars & leading to the spacious Double Garage.

The village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall; the venue for many local activities, local Pub, The Larder Deli, excellent sports facilities with tennis courts, cricket and football pitches.

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.



**DIRECTIONAL NOTE** From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and Scarrington. Continue along this road to take the first right hand turning which is sign posted Aslockton onto Abbey Lane. Proceed approximately half a mile and turn first right into Thornfield Way clearly denoted by our Hammond Property Services For Sale board. Continue to the end and bear right and then first right into Buckthorn Drive. Follow the road around to the left and the property is located at the head of the cul-de-sac.

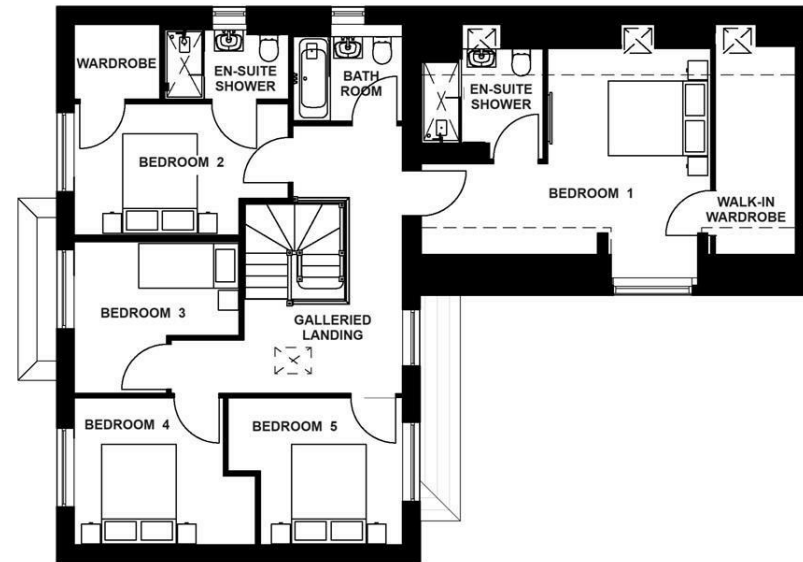
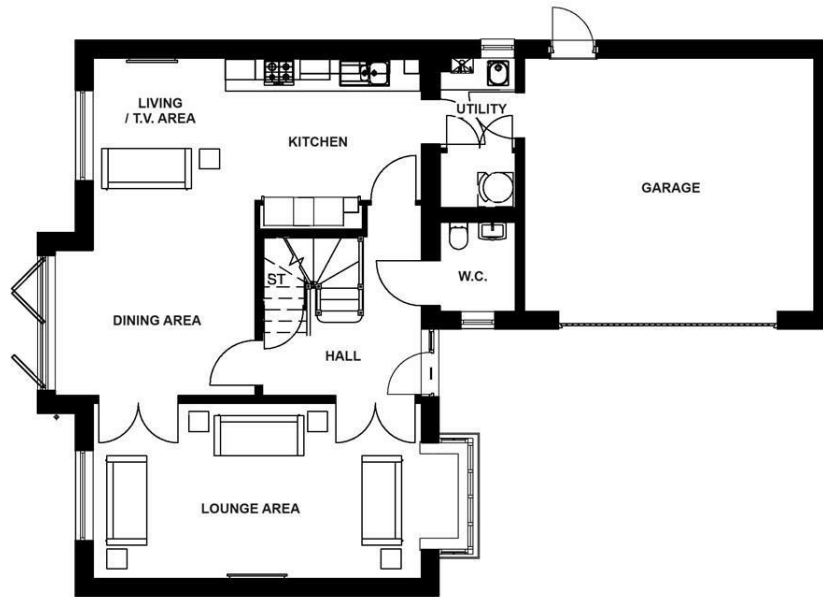
**For Sat Nav use Post Code: NG13 9DN**

**Council Tax Band**

**F**

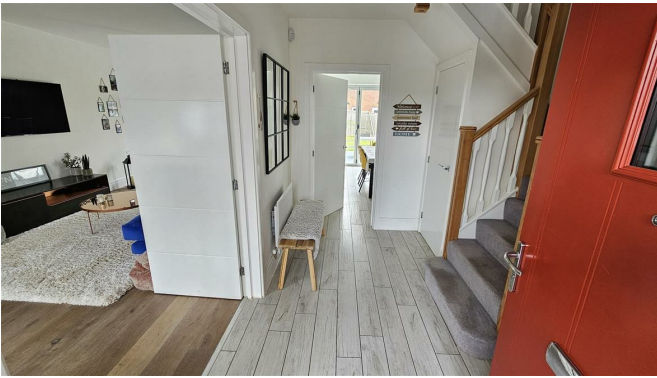
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



There is an Annual Service Charge of £395.85 for the Development which covers the maintenance of the Lanscaped Areas, Public Liability Insurance, Health & Safety, Site Inspections etc. This amount is paid in two instalments of £197.93 (last paid 18th April 2024).





A canopied entrance area with a composite and double glazed door into the

**RECEPTION HALLWAY**

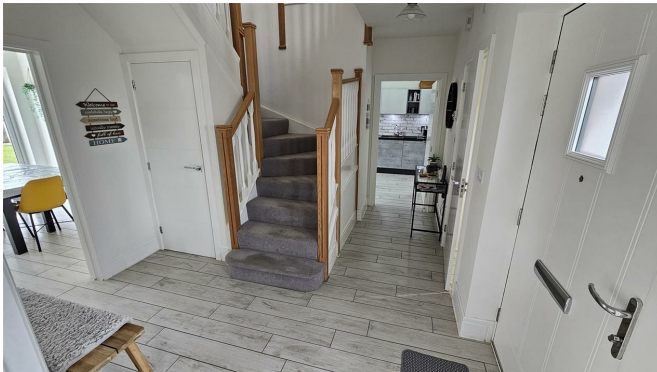
13'0 x 10'9 (3.96m x 3.28m)

with an attractive spindle balustrade turning staircase rising to the first floor with useful under-stairs storage cupboard beneath, attractive timber effect tiled floor, deep contemporary skirting and architrave and a central heating radiator.

**DINING AREA**

13'6 x 10'0 (4.11m x 3.05m )

this area which provides formal dining and is open plan to the kitchen with a continuation of the wood effect flooring, a central heating radiator, double glazed bi-fold doors leading out into the extensive gardens, a further door leading back into the main entrance hall and all open plan to the living and kitchen areas.







### **KITCHEN AREA**

21'9 x 9'8 (6.63m x 2.95m)

with a generous range of contemporary wall, base and drawer units with handleless door fronts, under-unit lighting, quartz granite preparation surfaces, attractive brick effect tiled splash backs, undermounted sink unit with chrome mixer tap, integrated appliances including dishwasher, Hotpoint induction hob, steam oven with warming drawer beneath, fan assisted oven to the side, fridge and freezer, inset downlighters to the ceiling, continuation of the wood effect tiled floor, central heating radiator and a double glazed window to the rear.



### **UTILITY ROOM**

A useful space with a fitted base unit and work surface over, inset sink unit with chrome mixer tap, plumbing for washing machine, wall mounted Potterton gas central heating boiler, double glazed window to the side and double doors giving access into a useful storage/airing cupboard which also houses the Megaflow pressurised hot water system. A door into the DOUBLE GARAGE.

### **DOWNSTAIRS CLOAKROOM**

6'0 x 5'0 (1.83m x 1.52m)

with a contemporary Sottini suite comprising W.C. with a concealed cistern, wall mounted half pedestal washbasin with chrome mixer tap, contemporary tiled splash backs and floor, inset downlighters to the ceiling, central heating radiator and double glazed window.







### **SPACIOUS LOUNGE**

24'0 x 11'6 (7.32m x 3.51m)

A spacious room with a dual aspect as well as giving access into both the hallway and dining area of the kitchen, the focal point being an attractive walk in bay window, Double glazed windows to the front and rear, deep skirting, central heating radiator and wood effect flooring.







### **GALLERIED LANDING**

with a double glazed window to the front, central heating radiator, deep contemporary skirting and architrave and access to loft space above.

### **BEDROOM 1**

15'3 x 10'3 (4.65m x 3.12m)

A double bedroom having deep contemporary skirting, central heating radiator, dual aspect with skylight to the rear and double glazed dormer window to the front with aspect down the close

### **DRESSING AREA**

9'0 x 5'6 (2.74m x 1.68m)

Leading into the main bedroom area and with a door into the en-suite.

### **EN-SUITE SHOWER ROOM**

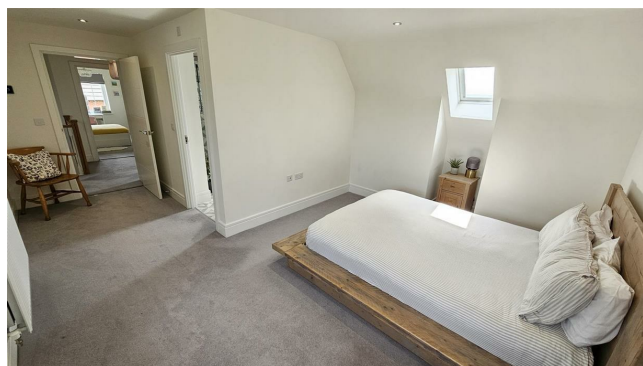
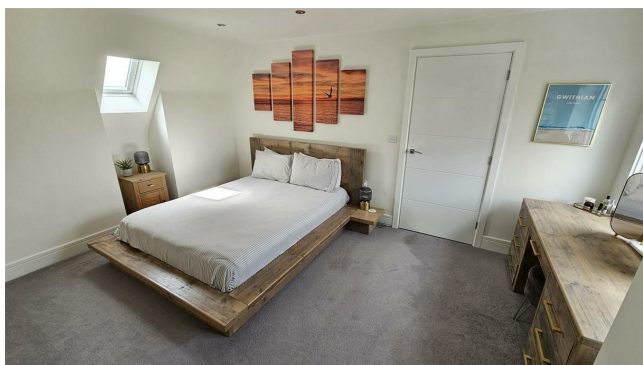
8'0 x 6'6 (2.44m x 1.98m)

with a white suite comprising large walk in shower with low level tray, initial drying area, glass screen, wall mounted digital thermostatic mixer with both independent handset and ceiling mounted rose over, wall hung W.C. with a concealed cistern, vanity unit with inset Sottini washbasin, wall mounted mixer tap and tiled splash backs, contemporary towel radiator and skylight.

### **WALK-IN WARDROBE**

15'6 x 5'0 (4.72m x 1.52m)

with both shelving and hanging rails.







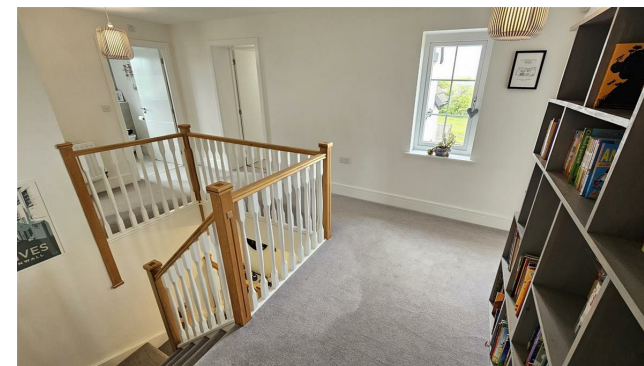
### **BEDROOM 2**

14'0 x 8'9 (4.27m x 2.67m)

with a double glazed window overlooking the rear garden, benefitting from en-suite facilities as well as a further walk-in wardrobe and a central heating radiator, deep skirting and double glazed window.

### **EN-SUITE SHOWER ROOM**

with a white suite comprising large walk in shower enclosure with initial drying area, curved screen, wall mounted digital shower mixer with both independent handset and rainwater rose over, wall hung W.C. with concealed cistern, vanity unit with Sottini washbasin, wall mounted mixer tap and tiled splash backs, contemporary towel radiator, useful built in cupboard and double glazed window.



### **WALK-IN WARDROBE**

5'8 x 5'0 (1.73m x 1.52m)

with fitted hanging rails and a storage shelf.







### **BEDROOM 3**

11'6 x 9'8 (3.51m x 2.95m)  
with a central heating radiator and a double glazed window overlooking the rear garden. Built-in wardrobes.

### **BEDROOM 4**

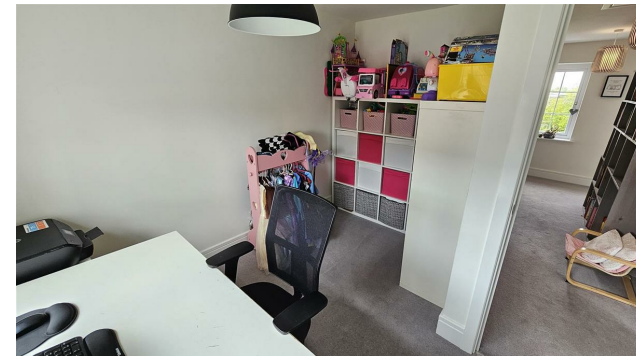
12'0 x 9'8 (3.66m x 2.95m)  
with a central heating radiator and a double glazed window overlooking the front garden. Built-in wardrobes.

### **BEDROOM 5 / HOME OFFICE**

11'0 x 10'0 (3.35m x 3.05m )  
with a central heating radiator and a double glazed window overlooking the front garden. Built-in wardrobes.

### **FAMILY BATHROOM**

with a white suite comprising double ended paneled bath with wall mounted mixer tap and separate shower handset, glass screen and ceiling mounted shower rose, wall hung W.C. with concealed cistern, vanity unit with Sottini washbasin and wall mounted mixer tap, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.







**OUTSIDE - TO THE FRONT**

The property occupies a particularly generous plot, especially by modern standards for this style of home, tucked away at the end of a small cul-de-sac setting with gardens to three sides and benefitting from a southerly rear aspect with the total plot approaching 1/5 of an acre. Off street parking at the front leads to the DOUBLE GARAGE with power and light.







**OUTSIDE - TO THE REAR**

The gardens are mainly laid to lawn, to the fore of the property is an open plan grassed area with post and rail and feather edge board fencing, with a substantial flagged terrace to the rear which links back into the living area of the kitchen.







**OUTSIDE - TO THE SIDE**

A timber courtesy gate gives access into the side garden which wraps around three sides, Overall this is a great outdoor space, particularly for a modern home.

