

**FOR SALE**

**01949 87 86 85**

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

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**ALDEBURGH, ABBEY LANE, ASLOCKTON,  
NOTTINGHAMSHIRE NG13 9AE**

**ASKING PRICE £325,000**



## ALDEBURGH, ABBEY LANE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AE

### FOUR BEDROOMS FOR THE PRICE OF THREE!

Situated in this popular Village location of Aslockton, only a few minutes drive of Bingham, we are pleased to offer this modern style detached house which is located on Abbey Lane and is offered at a competitive price. The property is being offered with the NO CHAIN, reflecting a possible wish to carry out some modernisation.

The gas central heated and Upvc double glazed accommodation has plenty of thoughtfully created storage throughout and comprises entrance hall, a breakfast kitchen, main lounge, as well as the extended sun lounge / dining room that leads onto the southerly facing and fully enclosed rear garden. There is also a separate downstairs W.C. Recently installed oak doors throughout the property.

To the first floor are the four bedrooms and a re-fitted bathroom suite with a shower over the bath. To the exterior the property has front and rear gardens with a gravelled driveway providing plenty of parking and leading to the GARAGE. The southerly facing and sunny rear garden is a particular feature of this property with an extended patio area, mature shrubs that provide plenty of colour and texture and an outside tap has been thoughtfully provided.

For those not familiar with this area, Aslockton is one of the most picturesque and historic villages. It enjoys typical village amenities including Village Pub and Primary School. The recently opened Larder store in the village is the perfect convenience store for essential items and incorporates the very popular deli.

More extensive facilities can be found in nearby 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.



**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 where the property will then be seen on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

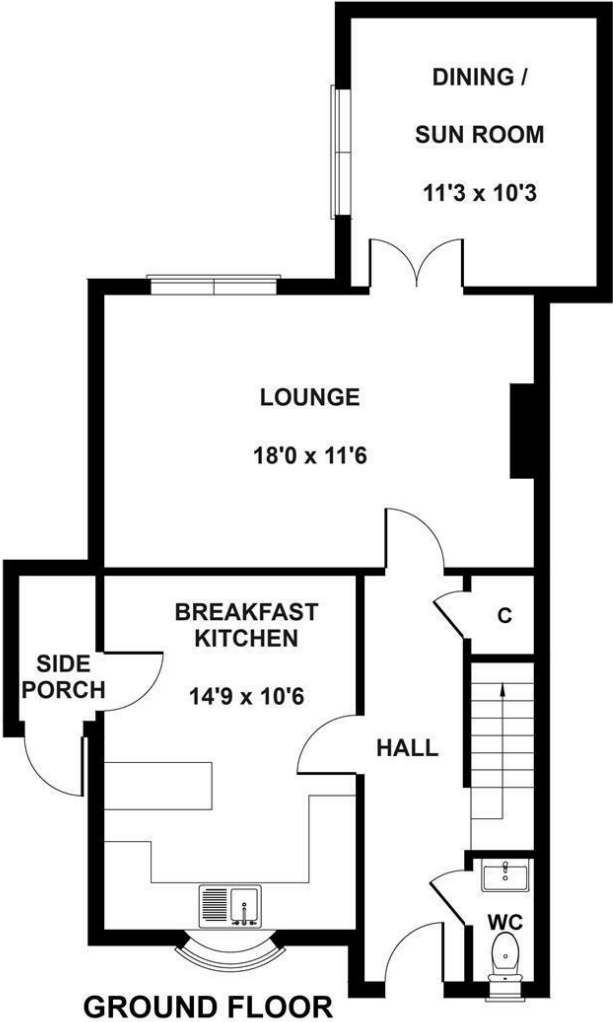
**For Sat Nav use Post Code:** NG13 9AE

Council Tax Band

D

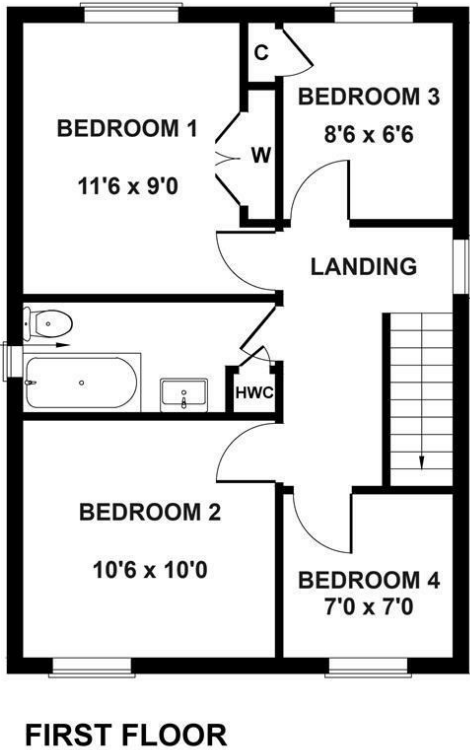
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	82	85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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



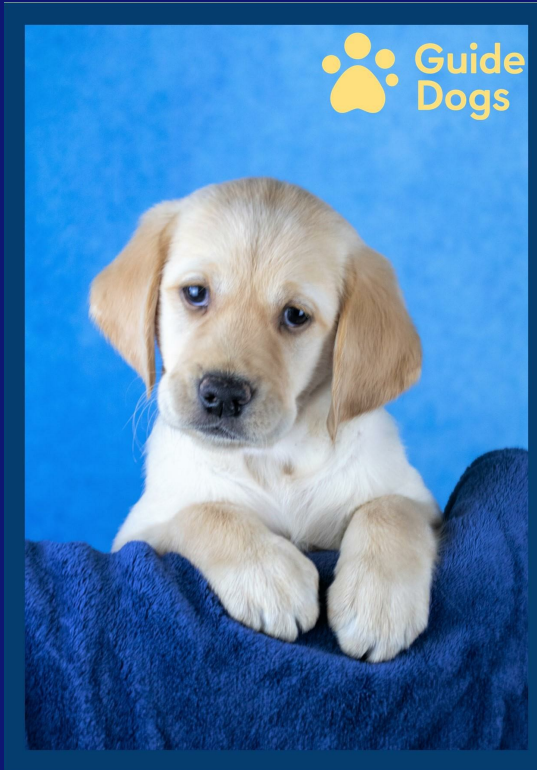
Approximate Gross Internal Area  
1109 sq ft - 103 sq m

Not to Scale.  
For Illustrative Purposes Only.





## 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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**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

**childline**  
ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



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





Composite and double glazed entrance door into the

#### **HALLWAY**

with a central heating radiator and stairs to the first floor. Oak doors to the ground floor rooms. Useful under-stairs cupboard.

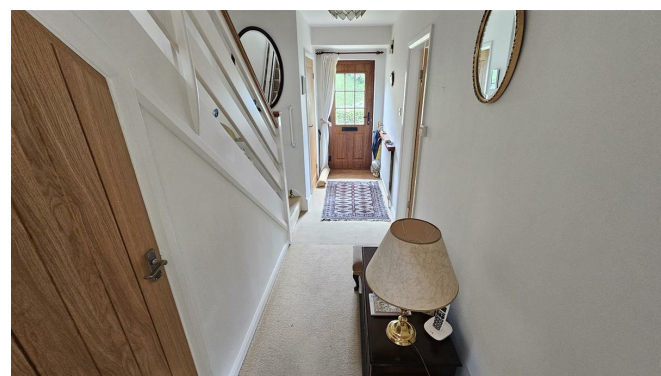
#### **BREAKFAST KITCHEN**

14'9 x 10'6 (4.50m x 3.20m)

Solid oak and glazed door. A range of Shaker style base and eye level units with brush steel handles, complementary roll edge work surfaces. Electric cooker point, plumbing for washing machine, space for a dryer and fridge freezer, single drainer sink unit and Upvc double glazed front aspect window. Wall mounted gas fired boiler. Wood effect flooring. A half glazed door leads to the side porch with a double glazed door to the front garden area.

#### **CLOAKROOM**

with low flush W.C., wash basin and a double glazed window to the front. Wood effect flooring.



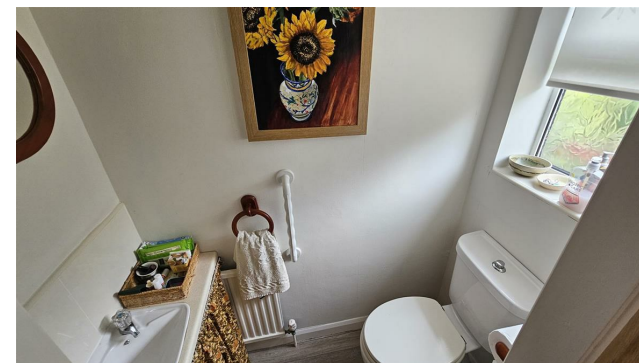




### LOUNGE

18'0 x 11'6 (5.49m x 3.51m)

a wonderful reception room with plenty of light, a double glazed patio door leading onto the extended patio area. A feature fireplace and a central heating radiator.







### **DINING / SUN ROOM TO THE REAR**

11'3 x 10'3 (3.43m x 3.12m)

A pleasant room overlooking the southerly facing and sunny rear garden with double glazed patio doors leading onto the large patio area. Again, with plenty of light and a double glazed patio door leading onto the extended patio area.







### **LANDING**

with a central heating radiator and a double glazed window to the side elevation.

### **BEDROOM 1**

11'6 x 9'0 (3.51m x 2.74m)

with a central heating radiator and a double glazed window overlooking the southerly facing and private rear garden. Built-in wardrobe.

### **BATHROOM**

A re-fitted and fully tiled bathroom suite comprising a panelled bath with shower over, wash hand basin with cupboard under and a W.C. with concealed cistern. Fully tiled walls and floor. Obscure and double glazed window. Chrome towel radiator.







#### **BEDROOM 2**

10'6 x 10'0 (3.20m x 3.05m)

with a central heating radiator and a double glazed window overlooking the front garden.

#### **BEDROOM 3**

8'6 x 6'6 (2.59m x 1.98m)

with a central heating radiator and a double glazed window overlooking the southerly facing and private rear garden. Built-in wardrobe.

#### **BEDROOM 4**

7'0 x 7'0 (2.13m x 2.13m)

with a central heating radiator and a double glazed window overlooking the front garden.







#### **OUTSIDE - FRONT**

To the exterior the property has front and rear gardens with a gravelled driveway providing plenty of parking and leading to the GARAGE at the rear. The open frontage provides off-street parking and is completed with a shaped lawn area with fencing and mature hedging.

#### **OUTSIDE - REAR**







The southerly facing and sunny rear garden is a particular feature of this property with an extended patio area, mature shrubs that provide plenty of colour and texture and an outside tap has been thoughtfully provided. A wonderful haven of peace and quiet... with plenty of vantage points from which to enjoy the sun as it tracks across the sky.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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We offer two options!

**FULLY MANAGED** or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**





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→



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**01949 87 86 85**

to arrange a suitable time for us to call out  
and to discuss what we do  
and how we do it!