

**FOR SALE**

**01949 87 86 85**

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**11 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9FU**

**£279,950**

## 11 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FU

VERSATILE LIVING - you can decide the layout of the ground floor rooms, depending upon your own requirements!

The property has undergone a general programme of upgrading to provide a modern contemporary Dining Kitchen, 'L' shaped Lounge with potential for Home Office or Snug area, a Ground Floor Bedroom and adjacent Bathroom, with two further Double Bedrooms to the first floor which are serviced by a further Bathroom... as well as the expected UPVC double glazing and gas central heating throughout.

The accommodation would be perfect for those looking to downsize and requiring a manageable home with versatility in mind, on a level and southerly facing plot... plenty of sunshine and privacy.

The property is set well back from the cul-de-sac with a fenced frontage and lawned area, side driveway and fully enclosed rear garden, mainly laid to lawn with side borders and providing a colourful canvas for the keen gardener to take on. A raised decking area has been created for those who enjoy al fresco dining during those balmy summer evenings. Sensibly, an outside tap and a garden shed have also been added.

As its name suggests, Whatton in the Vale, stands at the head of the highly regarded Vale of Belvoir with its lovely country walks and gentle relaxed atmosphere. The village is unspoilt and nearby Aslockton, which is just two minutes walk away, has a village pub, a village shop/post office and Archbishop Cranmer Church Of England Primary School.

The village is located just off the A52 which allows access to Nottingham and Grantham whilst the nearby Saxondale junction allows easy access to the improved A46. Aslockton also has a railway station allowing access to the main east coast rail route to London King's Cross Station via Grantham.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn left as signposted to Aslockton. Take the second on the left into Cottage Avenue and then first right into Smite Close where the property will be found towards the end of the cul-de-sac on the left hand side; clearly denoted by our Hammond Property Services For Sale board.

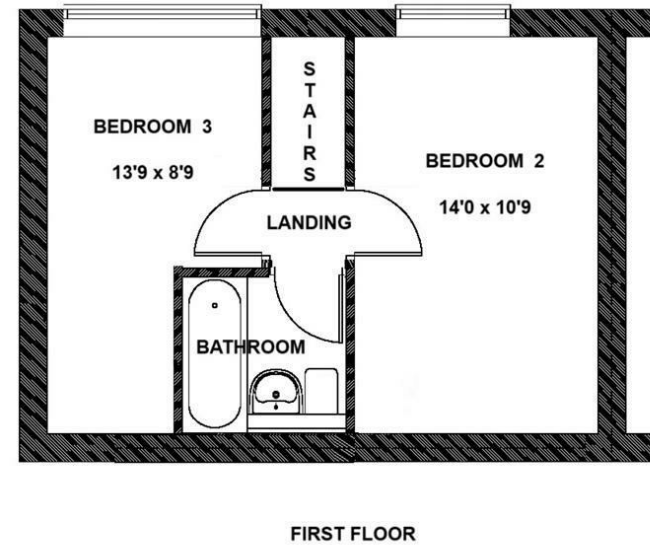
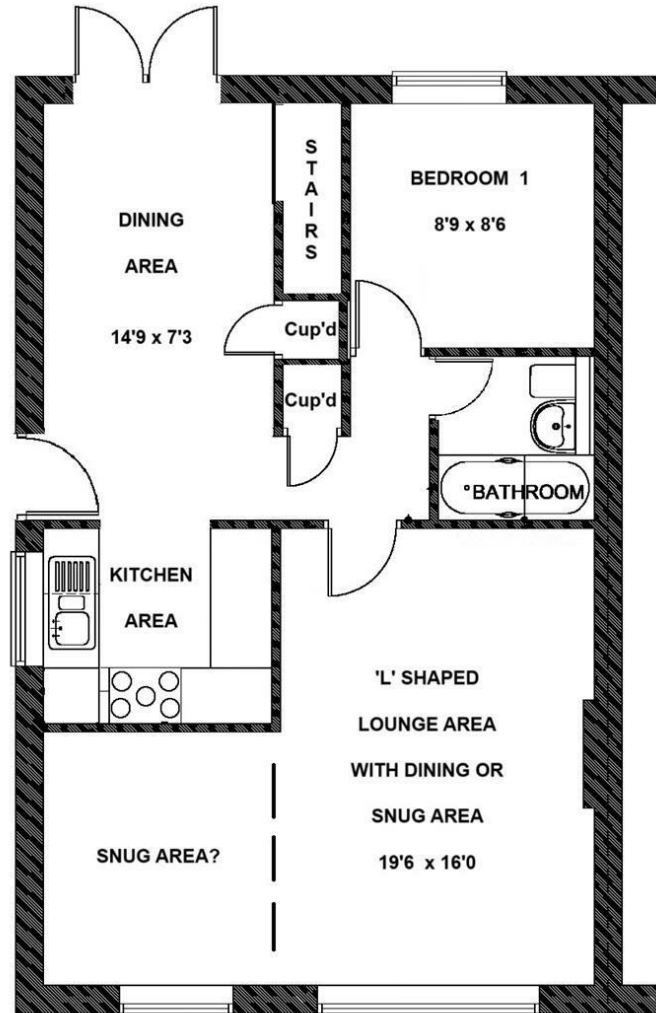
**For Sat Nav use Post Code: NG13 9FU**

**Council Tax Band**

**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	



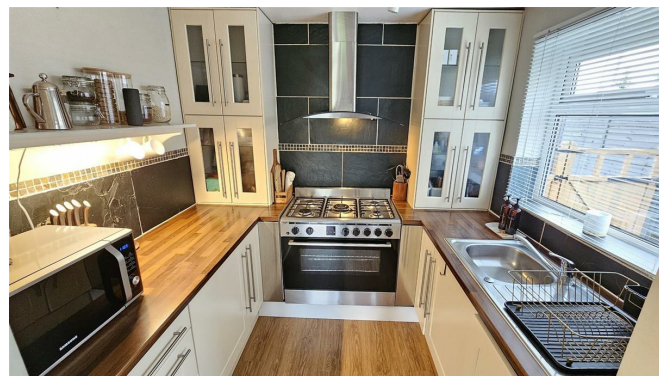
UPVC double glazed side door into the entrance area.

**DINING KITCHEN AREA**

**KITCHEN AREA**

8'0 x 7'0 (2.44m x 2.13m)

Fitted with a good range of shaker style base and wall mounted units with a Butcher's block work surface over, uPVC double glazed windows to the side elevation, inset stainless steel sink and drainer with stylish mixer tap, plumbing for washing machine, wood effect flooring and a BUSH five ring gas hob Range with electric oven under and matching extractor fan over - a beautiful room!





**DINING AREA**

14'9 x 7'3 (4.50m x 2.21m)

with a central heating radiator and double glazed double doors to the large patio area of the sunny rear garden. An understairs cupboard and wood effect flooring.



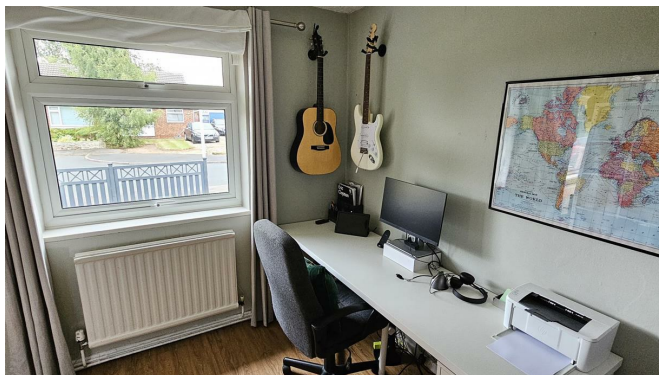


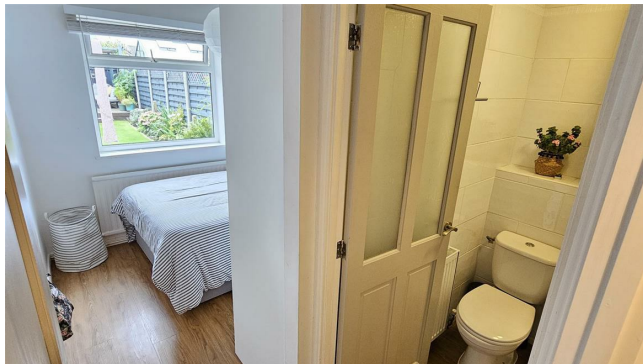
**SPACIOUS 'L' SHAPED DINING LOUNGE**

19'6 x 16'0 (5.94m x 4.88m)  
with (POTENTIAL HOME OFFICE SPACE)  
two central heating radiators and two double  
glazed windows to the front elevation. Wood  
effect flooring and feature fireplace.

**HOME OFFICE / SNUG AREA**

This 'L' shaped room can easily be divided  
by a piece of tall furniture or a new wall being  
installed.





### **BATHROOM**

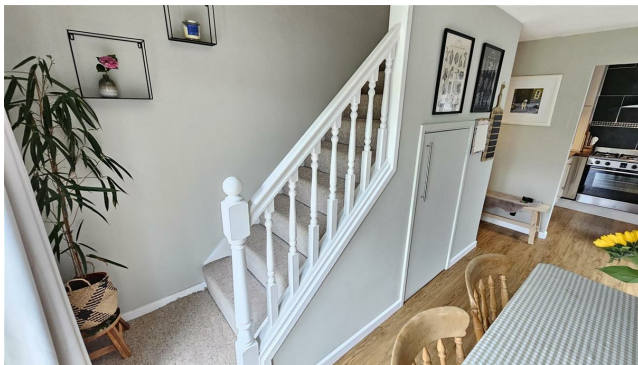
Fitted with a three piece white suite comprising low level W.C., pedestal wash basin with cupboard under and a panelled bath with shower head over. Tiled walls and a central heating radiator.

### **GROUND FLOOR BEDROOM 1**

8'9 x 8'6 (2.67m x 2.59m)

with a central heating radiator and a UPVC double glazed window to the rear elevation overlooking the garden. Wood effect flooring.





**FROM THE DINING AREA TO FIRST FLOOR**

Stairs rising to the first floor

**LANDING**

**BEDROOM 2**

14'0 x 10'9 (4.27m x 3.28m)

with a central heating radiator and a double glazed window to the rear elevation overlooking the garden.





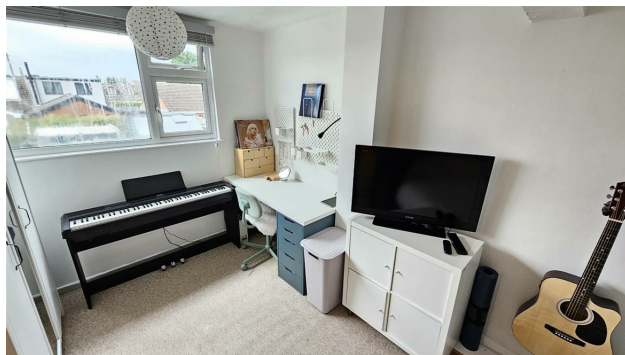


**BEDROOM 3**

13'9 x 8'9 (4.19m x 2.67m)  
with a central heating radiator and a double glazed window to the rear elevation overlooking the garden. Storage cupboard within the eaves.

**BATHROOM**

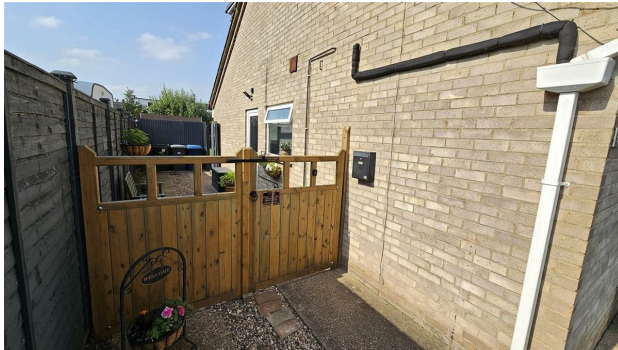
Fitted with a three piece white suite comprising low level W.C., pedestal wash basin and a panelled bath. Tiled walls and wood effect flooring.





**OUTSIDE - FRONT & SIDE**

The property is set well back from the cul-de-sac with a fenced frontage and lawned area, side driveway providing off street parking.





### **OUTSIDE - REAR**

A fully enclosed rear garden, mainly laid to lawn with side borders and providing a colourful canvas for the keen gardener to take on. A raised decking area has been created for those who enjoy al fresco dining during those balmy summer evenings. Sensibly, an outside tap and a garden shed have also been added.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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