

FOR SALE

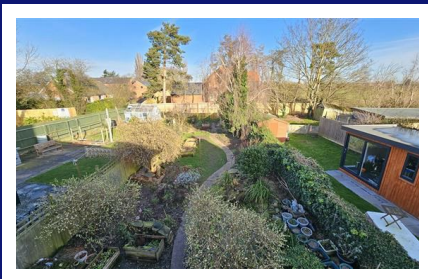
01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**HIGHFIELD, ABBEY LANE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AE**

£249,950

HIGHFIELD, ABBEY LANE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AE

A traditional semi-detached home occupying a mature and established plot with plenty of parking to the front and a garden full of texture.

This three bedroom home offers an excellent level of accommodation, perfect for a wide range of prospective purchasers including professional couples, young families who may well relocate into the village making use of the local school's excellent reputation (Ofsted OUTSTANDING 'close to perfect'), but also possibly those downsizing from considerably larger dwellings requiring a well presented home within this very popular village.

The property is set back from Abbey Lane with an open frontage and off road parking with attractive established gardens to the front and rear. Internally the property comprises an initial entrance hall, well proportioned and open plan dining kitchen with attractive views to the rear and pantry area. To the first floor there are three very well proportions bedrooms and a modern shower room. The property benefits from gas central heating and UPVC double glazing.

There is no doubt one of the main selling features of the property is its attractive location situated towards the edge of this popular village with plenty of neighbouring fields for dog walks and fresh air, as well as a delightful and enclosed garden to the rear.

The property is being offered with the benefit of NO CHAIN for those wishing for a speedy completion to beat the Stamp Duty changes!

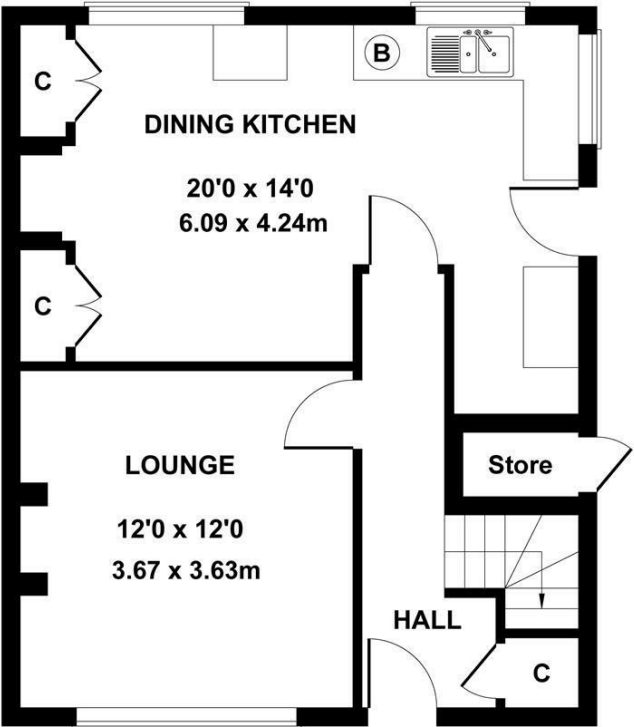
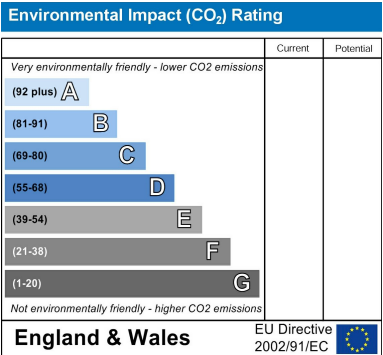
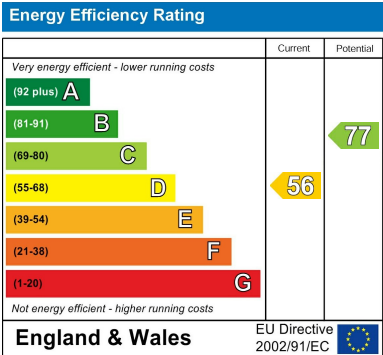


DIRECTIONAL NOTE From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and Scarrington. Proceed over the level crossing and continue along this road, before taking the first right hand turning which is sign-posted Aslockton onto Abbey Lane. Proceed approximately half a mile and the property will be found on the left hand side; clearly denoted by our Hammond Property Services For Sale board.

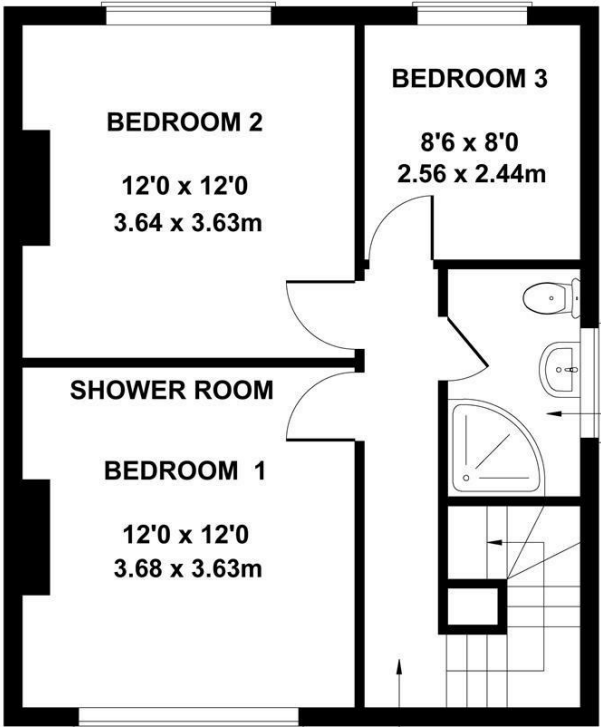
For Sat Nav use Post Code: **NG13 9AE**

Council Tax Band

C



GROUND FLOOR



FIRST FLOOR

Landing
15'7 x 8'0
4.75 x 2.45m

Shower Room
8'2 x 4'9
2.48 x 1.45m



Not to Scale. **For Illustrative Purposes Only.** **Approximate Gross Internal Area**
980 sq ft - 91 sq m



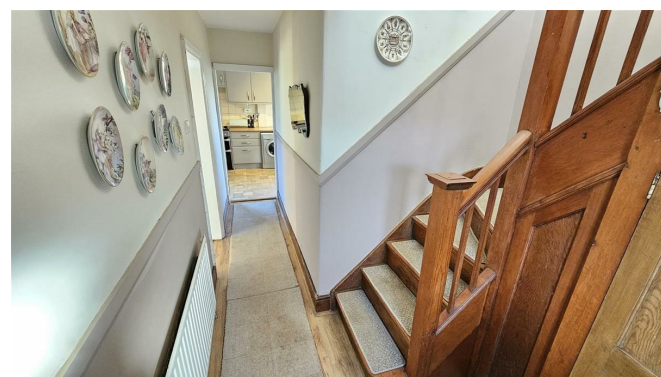
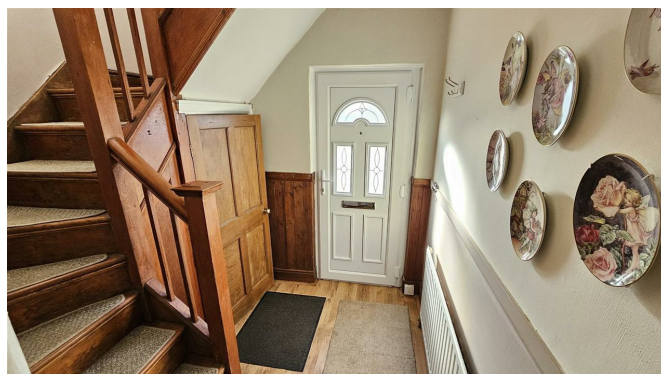
Double glazed entrance door into the

HALLWAY

15'6 x 8'0 (4.72m x 2.44m)
with a useful understairs cupboard, wood effect flooring and a central heating radiator.

LOUNGE

12'0 x 12'0 (3.66m x 3.66m)
with a central heating radiator and a double glazed window to the front. A feature fireplace with a hearth and surround.





OPEN PLAN DINING KITCHEN

20'0 x 14'0 (6.10m x 4.27m)

with tiled effect flooring and wood effect surfaces to two sides with drawers and cupboards under. Wall mounted cupboard units, gas cooker with double oven, space for fridge and freezer, plumbing for a washing machine. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Double glazed windows and double glazed door to two elevations.

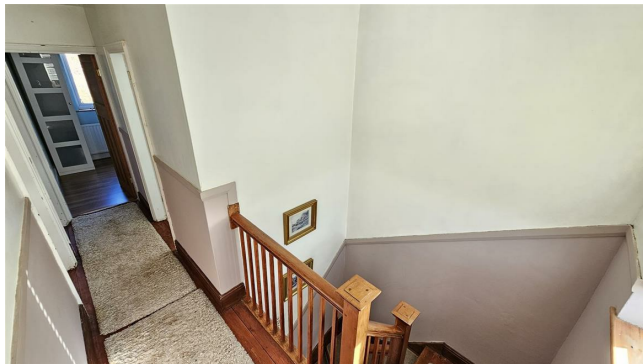




DINING AREA

Feature fireplace with stripped double cupboards either side with shelving. Double glazed window overlooking the rear gardens.



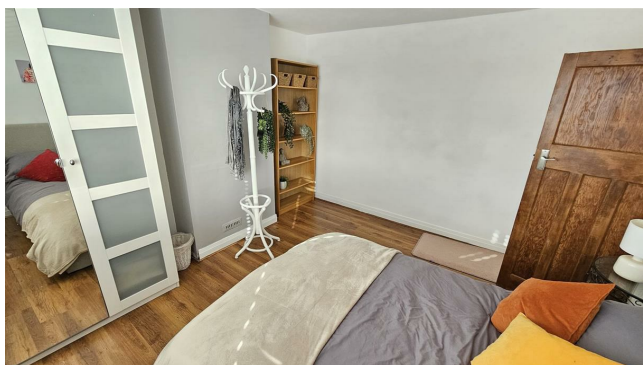
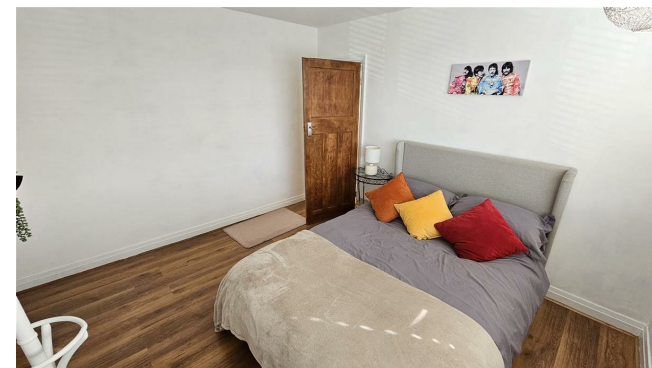


LANDING

with a double glazed window to the front and wood effect flooring.

BEDROOM 1

12'0 x 12'0 (3.66m x 3.66m)
with a double glazed window to the front and a central heating radiator. Wood effect flooring.





BEDROOM 2

12'0 x 12'0 (3.66m x 3.66m)
with a double glazed window to the rear
and a central heating radiator. Wood
effect flooring.

BEDROOM 3

8'6 x 8'0 (2.59m x 2.44m)
with a double glazed window to the rear
and a central heating radiator. Wood
effect flooring.





SHOWER ROOM

with a corner shower enclosure, a low level flush W.C, wash hand basin and double glazed window to side elevation. Central heating towel radiator and feature tiled flooring.

OUTSIDE - FRONT

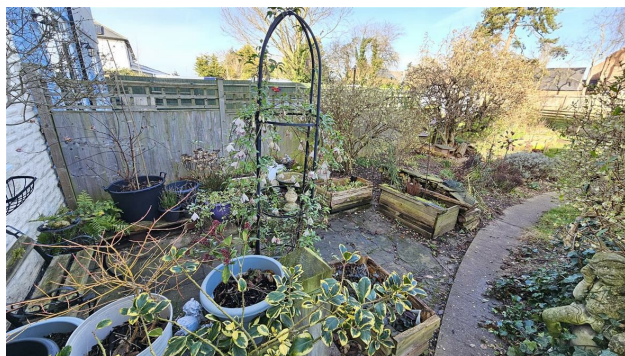
The property is set back from Abbey Lane with an open frontage and plenty of off-road parking with attractive established frontage and feature Silver Birch tree and hedging.





OUTSIDE - REAR

The rear garden is a true delight! It is a typical Olde English haven of tranquility and includes a lawn with mature, well established borders – perfect - also included in the sale is the garden shed. The garden has been created over many years - hence the growing beds, the pond (easily filled), the mature trees creating plenty of colour and texture, paved areas and pathway. A gate within the rear boundary enables covented access to a piece of land, to which there is further gated access to the shared driveway to the side.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!



