

FOR SALE

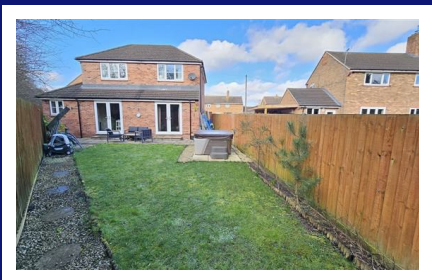
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**15A ABBEY CLOSE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AF**

£275,000

15A ABBEY CLOSE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AF

A contemporary detached home that was completed in 2016 and provides a versatile level of accommodation of 1,108 sq ft, finished to a high standard including gas fired central heating with under floor heating to the ground floor, contemporary fixtures and fittings, UPVC double glazing and neutral decoration throughout.

The accommodation comprises of an initial entrance hall with useful built-in storage cupboard housing the gas fire boiler, two main reception rooms including a family lounge with double doors leading out into the enclosed rear garden and with the second reception providing a formal dining space, home office or play room. The light and airy breakfast kitchen is fitted with a generous range of units with complementing central island, integrated appliances and access out into the rear garden, as well as linking through into the lounge creating an excellent everyday living / entertaining space. In addition there is a ground floor utility room with a generous range of units and a separate cloakroom / W.C.. To the first floor are three double bedrooms with the master bedroom benefitting from en-suite shower room, and separate family bathroom.

The property is tucked away at the end of a small cul-de-sac setting, within walking distance to the heart of the village and offers a generous level of parking to the front on the block paved driveway. The fully enclosed garden to the rear tapers towards the garden shed and there is plenty of patio space for those who enjoy al fresco dining during those balmy summer evenings.

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 The Cranmer Arms Public House, Delicatessen and Convenience Store, Outstanding (OFSTED 2024) Archbishop Cranmer Church Primary School for 4 to 11 year olds, Pre-school, Railway Station with links to Nottingham & Grantham.

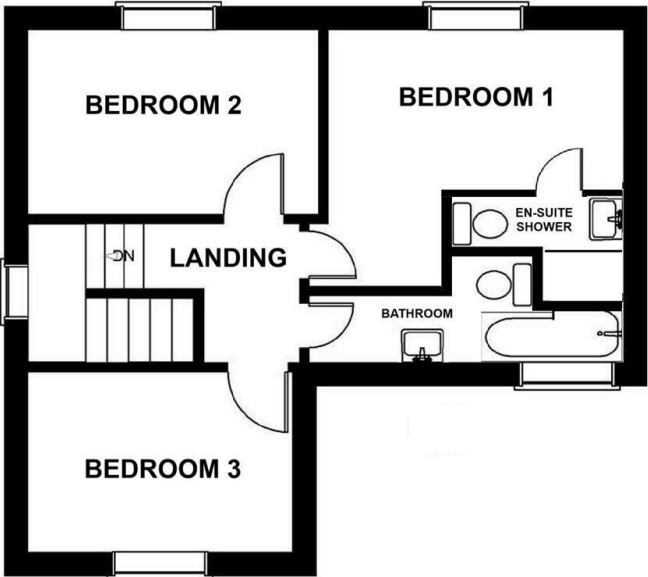
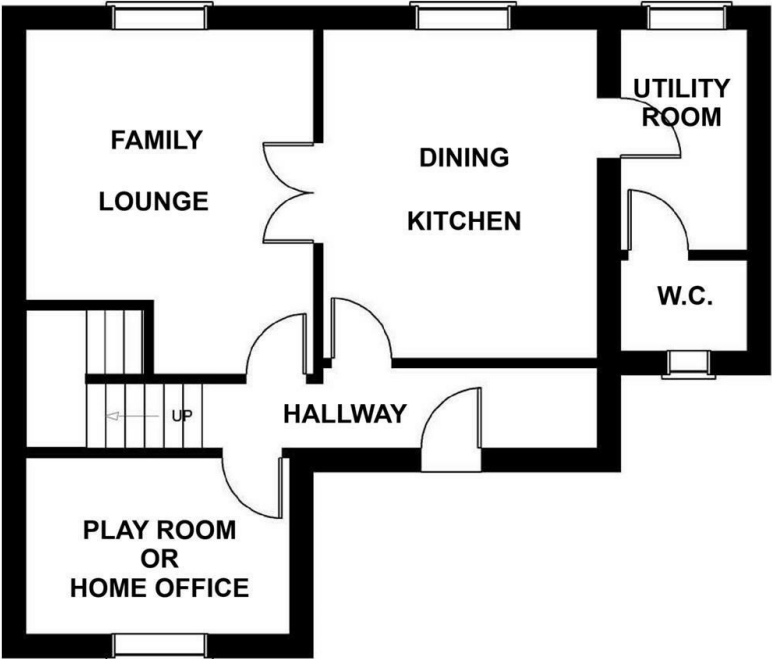
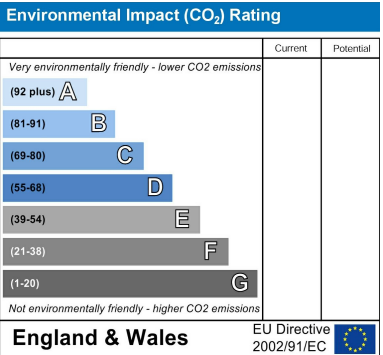
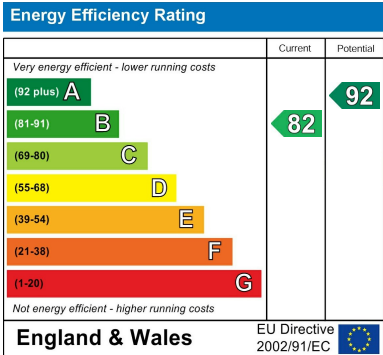


DIRECTIONAL NOTE From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and 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 Abbey Close will be found on the right hand side; clearly denoted by our Hammond Property Services For Sale board. The property is located in the left hand corner of the cul-de-sac.

For Sat Nav use Post Code; NG13 9AF

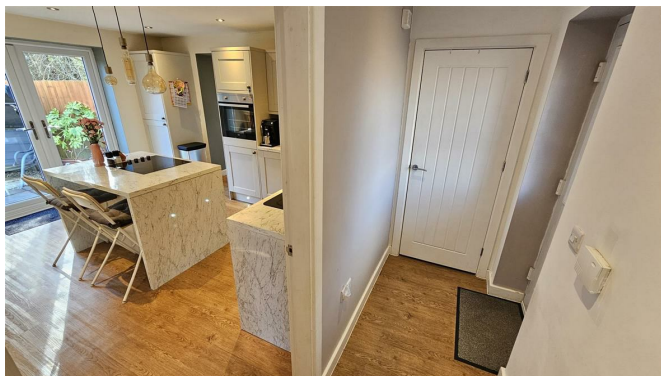
Council Tax Band

D



More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away and these include a new Leisure Centre with both an indoor pool & state of the art Gymnasium, secondary schooling, range of local shops, doctors and dentists. 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, 15A Abbey Close should be high on your viewing list!



Double glazed entrance door into the

HALLWAY

13'0 long (3.96m long)

built-in storage cupboard which also houses the under-floor heating manifolds and provides useful storage, woodgrain effect laminate flooring, staircase rising to the first floor landing.

DINING KITCHEN

13'8 x 11'6 (4.17m x 3.51m)

A well-proportioned light and airy space, fitted with a generous range of contemporary woodgrain effect shaker style wall, base and drawer units, complementing central island unit, integrated breakfast bar, integrated appliances, wood effect laminate flooring, double glazed double doors leading through into the rear garden.





FAMILY LOUNGE

14'2 x 12'0 (4.32m x 3.66m)

A well-proportioned main reception room benefitting from access to both the kitchen and rear garden, creating an excellent everyday living/entertaining space, with double glazed double doors to the rear garden.





UTILITY ROOM

9'2 x 5'3 (2.79m x 1.60m)

Fitted with a range of wall and base units complementing the main kitchen, continuation of wood effect laminate flooring, UPVC double glazed window to the rear.

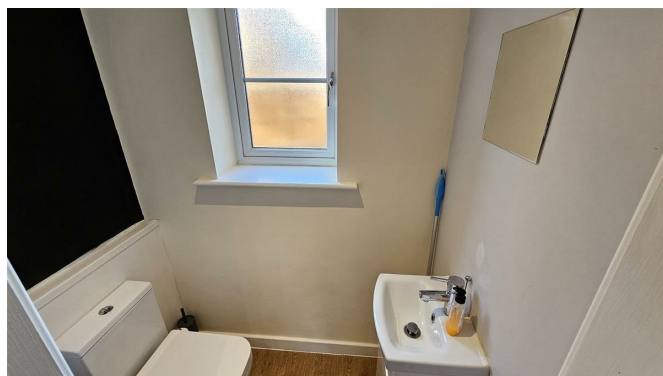
CLOAKROOM / W.C.

with a contemporary two piece suite, continuation of wood effect laminate flooring, UPVC obscure double glazed window to the front.

DINING OR PLAY ROOM / HOME OFFICE

11'0 x 7'4 (3.35m x 2.24m)

A versatile reception which could be utilised for a variety of purposes, as a formal dining space, ground floor office or play room. Under stairs storage cupboard and double glazed windows to the front.





LANDING

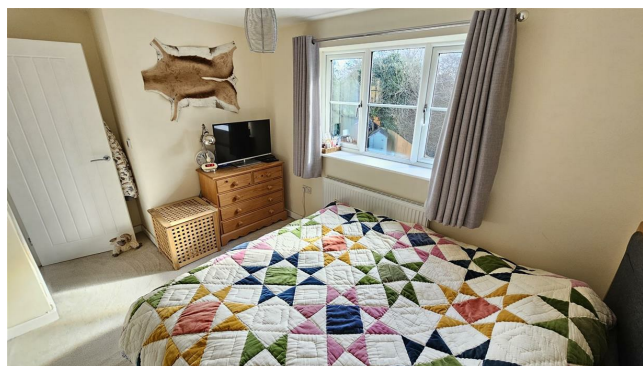
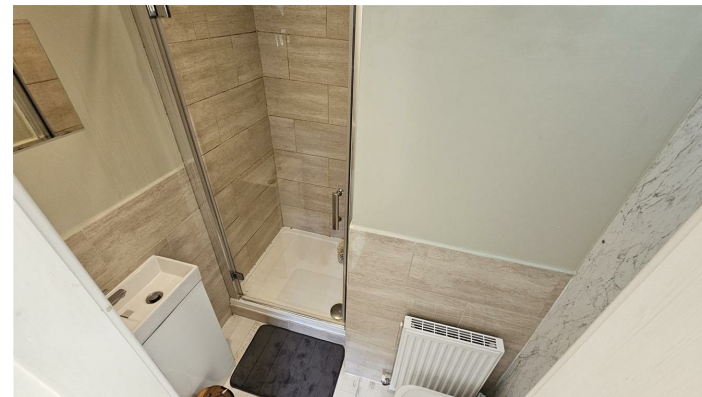
with access to loft space above, UPVC double glazed window.

BEDROOM 1

13'3 x 8'7 (4.04m x 2.62m)
with a central heating radiator and a double glazed window overlooking the private rear garden.

EN-SUITE SHOWER ROOM

fitted with a three piece suite.





BEDROOM 2

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

BEDROOM 3

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





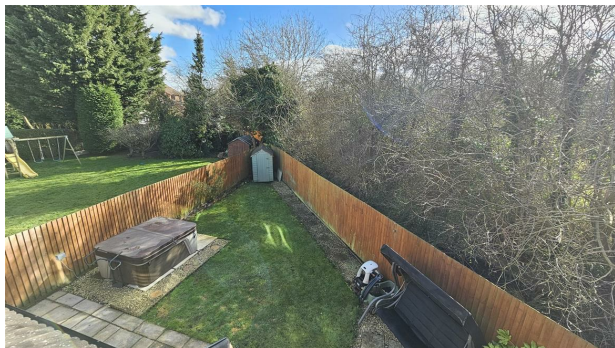
BATHROOM

with a contemporary white suite including P-shaped bath with shower over, low flush W.C. and a wash basin. Obscure and double glazed window to the front.

OUTSIDE - FRONT

The property occupies a pleasant position tucked away at the end of this small cul-de-sac setting within walking distance to the heart of the village, set back behind an open-plan frontage with off road car standing on the block paved driveway.





OUTSIDE - REAR

The fully enclosed garden to the rear is mainly lawned and tapers towards the garden shed and there is plenty of patio space for those who enjoy al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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