

FOR SALE

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**4 BIRCH CLOSE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9DL**

£235,000

4 BIRCH CLOSE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9DL

This Elston house style by Avant Homes was completed in 2018 to a high standard with many of the small luxuries that enhance your day to day living and with the remainder of the Builder's warranties. For modern living, a Car Charging point has been fitted.

THE PROPERTY IS OFFERED WITH NO CHAIN

The 3 bedroom home boasts a beautiful designer kitchen with a range of integrated appliances including fridge-freezer, dishwasher, electric oven and gas hob. The light & airy open-plan living room is complete with double glazed double doors allowing direct access to the spacious conservatory. The W.C. is spacious & impressive and the separate, spacious utility space adds a practical touch.

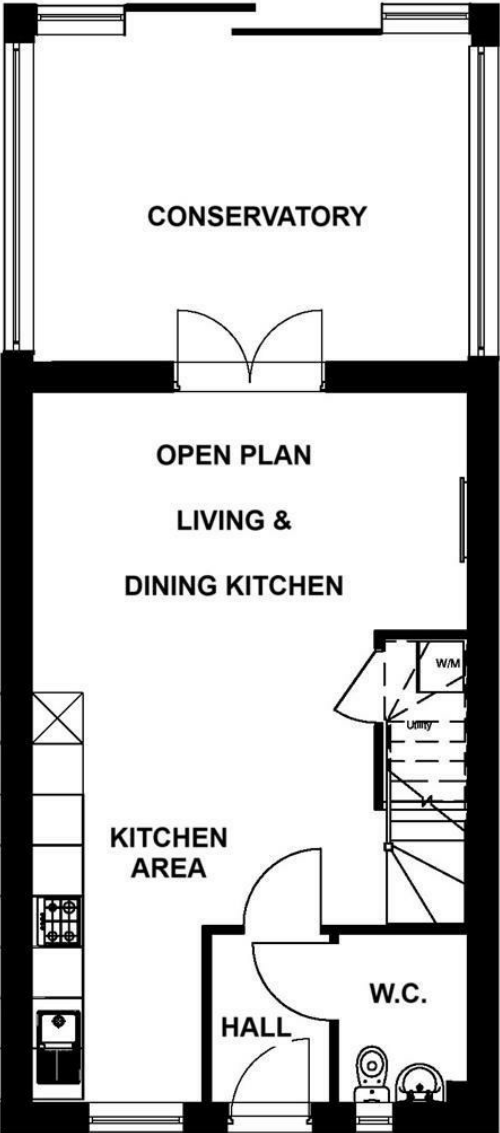
The master bedroom benefits from fitted & mirror-fronted wardrobes and two further bedrooms with a bathroom which consists a three piece suite with shower & screen over the bath.

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. 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.

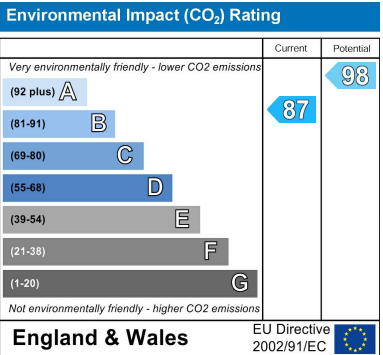
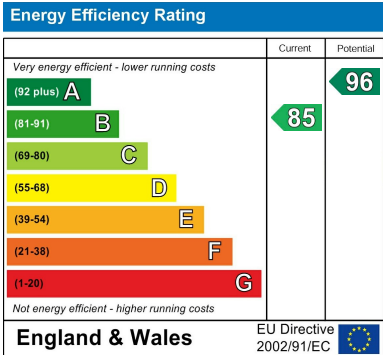
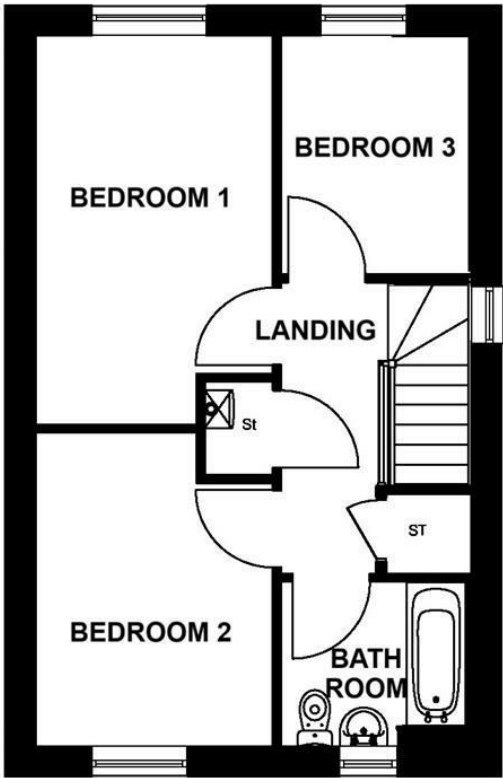
The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport 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 allowing access to London Kings Cross in just over an hour.



N.B. There is a six-monthly charge of £123.81 to Gateway for the maintenance of the green spaces.



NOT TO SCALE
FOR ILLUSTRATIVE
PURPOSES ONLY



Council Tax Band **C**

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 left into Birch Close and the property is located at the head of the cul-de-sac on the left hand side.

For Sat Nav use Post Code: NG13 9DL



Composite and double glazed entrance door into the

RECEPTION HALLWAY

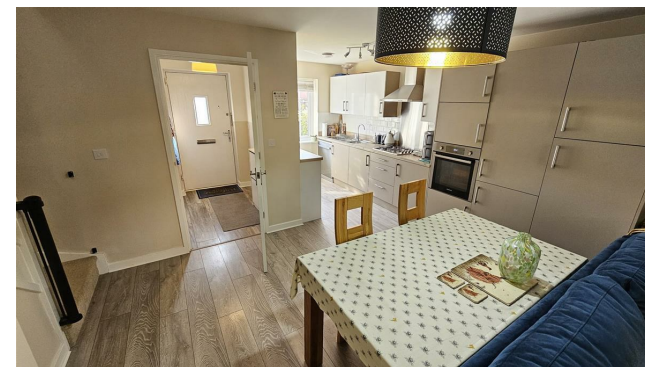
with contemporary grey wood effect laminate flooring, white interior doors to the Ground Floor W.C. and Open Plan Living / Kitchen/ Dining Room and modern vertical wall mounted radiator.

OPEN PLAN LIVING & DINING KITCHEN

27'0 x 17'0 (8.23m x 5.18m)

DINING KITCHEN AREA

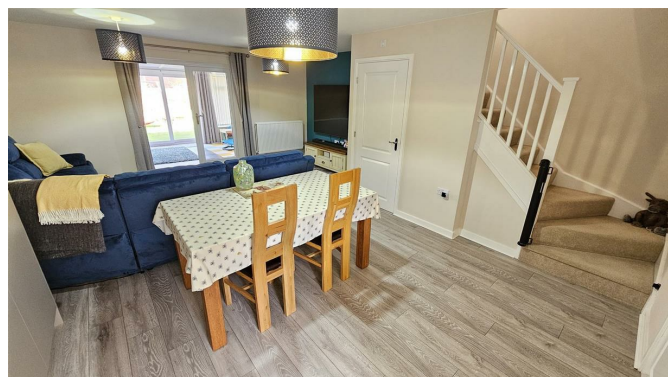
A light and bright open plan space with the kitchen area being fitted with a modern range of base and wall mounted units with wood effect work surface over, inset sink and drainer, space and plumbing for dishwasher, built-in electric fan assisted oven and grill, built-in fridge freezer and four ring gas hob with extractor fan over. Continuation of the contemporary grey wood effect laminate flooring, uPVC double glazed window to the front elevation.





LARGE LOUNGE AREA

with uPVC double glazed double doors leading to the Conservatory, stairs rising to the first floor and white interior door to the Utility cupboard with space and plumbing for washing machine with work surface over.





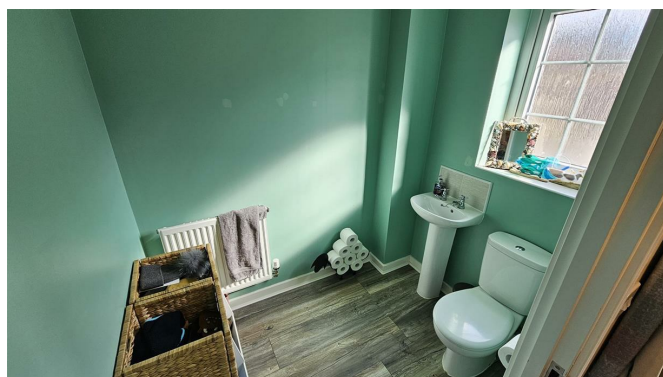
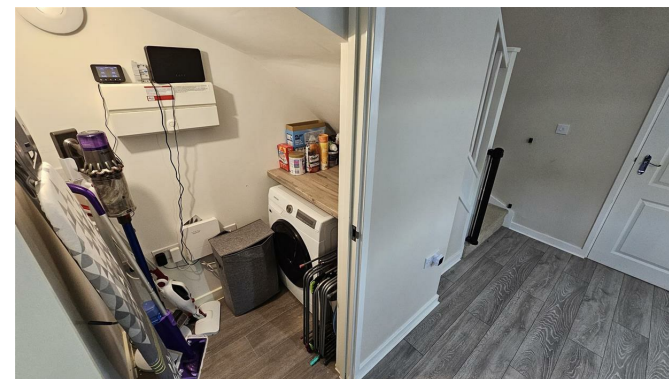
CONSERVATORY

12'9 x 10'0 (3.89m x 3.05m)

A lovely addition to the property completed in 2023 with uPVC double glazed windows and patio doors leading to the rear garden and with a continuation of the contemporary grey wood effect laminate flooring. An air conditioning unit has sensibly been fitted to ensure use of this room throughout the year.

CLOAKROOM

with two piece suite including W.C. and wash hand basin. Tiled flooring and a uPVC double glazed window to the front elevation.



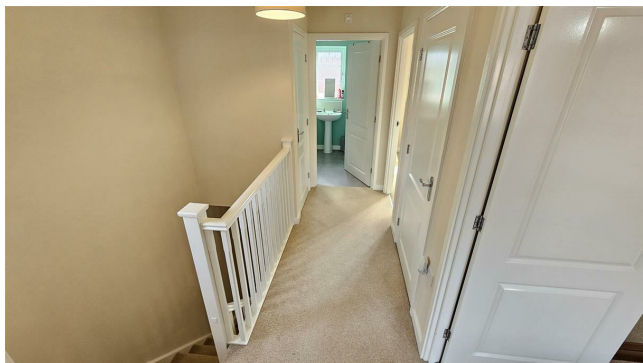
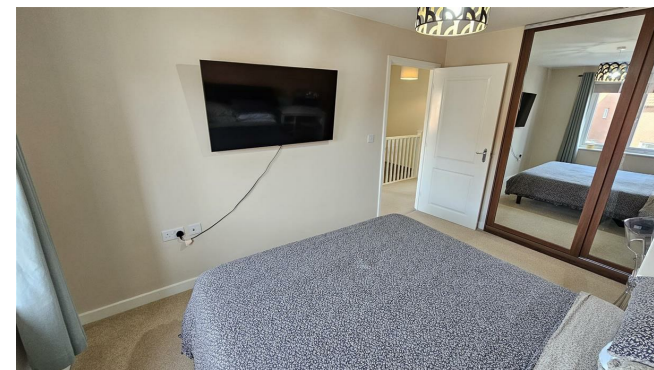


LANDING

UPVC double glazed window to the side elevation, white interior doors the Bedroom and Bathroom accommodation, boiler cupboard housing the gas central heating boiler; which was most recently serviced in 2024 and a further good sized storage cupboard.

BEDROOM 1

12'0 x 9'3 (3.66m x 2.82m) with a central heating radiator and a double glazed window overlooking the rear. Built-in wardrobe with mirror fronted sliding doors.





BATHROOM

with a three piece suite comprising a low flush W.C., a pedestal wash basin and panel bath with a shower over and screen, contemporary grey tiling to wet areas, tile effect flooring and an obscure uPVC double glazed window to the front elevation.

BEDROOM 2

12'0 x 9'3 (3.66m x 2.82m)
with a central heating radiator and a double glazed window overlooking the front.





BEDROOM 3

9'4 x 7'0 (2.84m x 2.13m)

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

OUTSIDE - FRONT

The property is located at the end of a quiet-cul-sac and is approached via a tarmac driveway providing parking for 3 vehicles to the side and having electrical vehicle charging point with external electrical sockets. To the fore is a lawned area with a mature shrub, slate chippings and a pathway to the front door.





OUTSIDE - REAR

has been laid to lawn with raised borders, timber shed which is ideal for additional storage, patio area ideal for entertaining and alfresco dining during those balmy summer evenings. A timber gate provides access to the driveway to the side elevation.





Steve Pritchett

Please contact us for a FREE discussion on our services

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