

**FOR SALE**

**01949 87 86 85**

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

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**20 FIELDS DRIVE, ASLOCKTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9AG**

**£425,000**

## 20 FIELDS DRIVE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AG

Much larger than it looks from the front due to the extension to the rear... this one has everything the growing family is looking for... the usual lounge, the huge open plan breakfast kitchen, the separate dining room / home office, the utility room and the downstairs W.C.... and the five bedrooms upstairs with the easy option to create en-suite shower facilities if required... and there is the usual family bathroom! This one has the lot!!! As you would expect, there is gas central heating and double glazing throughout and this home enjoys a fine cul de sac location in this much requested village - with a truly 'OUTSTANDING' School within the village, only a short walk away... according to the most recent Ofsted Report!

The garden to the rear is perfect for those wishing for plenty of space for the children or pets to lose some of their energy - within fully enclosed surroundings. The south westerly facing aspect ensures plenty of sunshine with a suntrap area 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 village Pub, local shop/post office & a Primary School. More extensive facilities can be found in nearby Market Town of 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

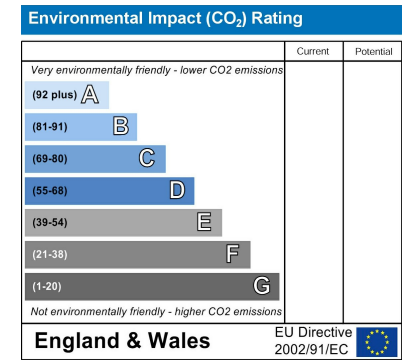
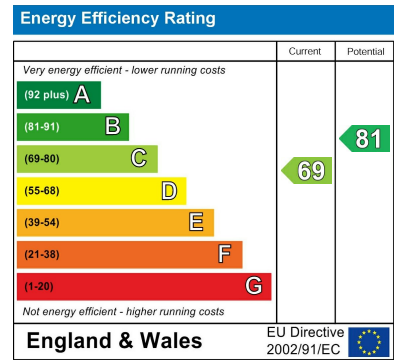
If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre... to exchange the sounds of sirens for bird song, 20 Fields Drive should be high on your viewing list – see it this weekend!



**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. Turn third left into Fields Drive and follow the road round to the right where the property will then be seen in the top left hand corner of the cul-de-sac clearly denoted by the Hammond Property Services For Sale board.

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

**Council Tax Band E**





uPVC and double glazed entrance door and side window through to

**ENTRANCE PORCH**

with a tiled floor and a double glazed entrance door into the

**RECEPTION HALLWAY**

with stairs to the first floor and original shaped handrail. Under stairs cupboard. Central heating radiator.

**LOUNGE**

17'6 x 11'6 (5.33m x 3.51m)

Double glazed window to the front and a central heating radiator. Feature fireplace.

**OPEN PLAN BREAKFAST KITCHEN**





### **KITCHEN AREA**

with work surface with drawers and cupboards under with tiled splashbacks throughout. One and a half bowl sink unit with mixer tap and grooved worktop. Plumbing for dishwasher. Double glazed window overlooking the very sunny rear garden. 4 ring gas hob with extractor hood over, double oven. Space for fridge freezer. Tiled flooring.



### **BREAKFAST AREA**

with double glazed double doors opening onto a patio area of the rear garden. Central heating radiator. Tiled flooring throughout. Double glazed double doors to the extended patio area of the rear garden.



### **CLOAKROOM**

with low flush W.C. and a wash hand basin. Tiled splash backs. Double glazed window.





### **UTILITY ROOM**

10'4 x 8'0 (3.15m x 2.44m)

with single drainer sink unit with drawers and cupboards under. Gas fired boiler serving the domestic hot water supply and central heating system. Plumbing for an automatic washing machine and space for a dryer. Door to the exterior. Double glazed window. Central heating radiator. Doors to the Cloakroom.

### **DINING ROOM / HOME OFFICE / PLAY ROOM**

Accessed from the breakfast area, there is a central heating radiator and double glazed double doors to the extended patio area of the rear garden - the perfect 'get away from it all' room!

### **LANDING**

with airing cupboard. Access to the loft space with light.





**BEDROOM 1**

with double glazed windows to the front and a central heating radiator. Built-in wardrobes with overhead cupboards.

**BEDROOM 2**

with double glazed window overlooking the rear garden. Central heating radiator. Built in wardrobe



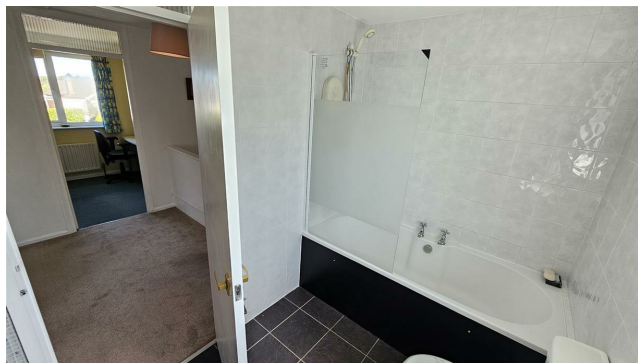


**BATHROOM**

with suite comprising panelled bath with shower over and screen, pedestal wash basin and low flush W.C. Obscure double glazed window. Complementary tiling. Chrome towel radiator.

**BEDROOM 3**

with double glazed window to the front. Central heating radiator. Wardrobe recess.







**BEDROOM 4 / DRESSING ROOM**

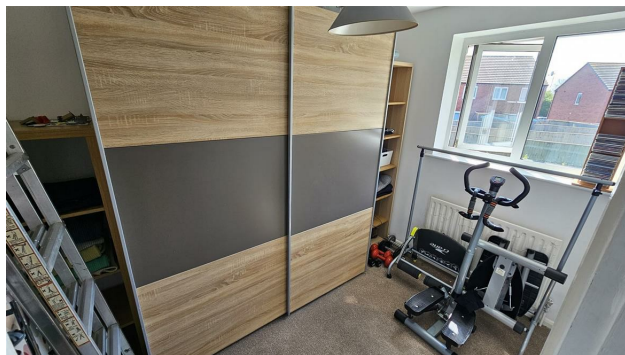
with double glazed window to the rear.  
Central heating radiator. Double wardrobe.

**BEDROOM 5**

with a double glazed window to the front and  
a built-in cupboard.

**OUTSIDE - FRONT**

To the fore of the property is an open plan  
lawned garden with a driveway to the side  
that leads to the GARAGE.







### **OUTSIDE - REAR**

The garden to the rear is perfect for those wishing for plenty of space, space and more space for the children or pets to lose some of their energy - within fully enclosed surroundings. The south-westerly facing aspect ensures plenty of sunshine with a suntrap patio area for those who enjoy al fresco dining during those balmy summer evenings.

The maturity and setting of the trees within the garden ensure a wonderful degree of privacy from neighbouring properties... ideal for those who prefer their own space. The mature shrubs, trees and well-stocked plants provide both plenty of colour and texture throughout the gardens.





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

