



Vale Close, Aslockton  
Nottingham, Nottinghamshire, NG13 9BA





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**£375,000**

Offered to the market is this immaculate, three bedroom, detached bungalow. Located within the popular village of Aslockton with accommodation comprising: Entrance hall, W.C., contemporary kitchen, living room opening through to the dining room, three bedrooms, four piece family bathroom, double garage with electric garage doors and landscaped gardens. EPC Rating - D. Council Tax Band - D. Freehold.





## Aslockton

Aslockton is a picturesque Village set just two miles East of Bingham. Offering desirable school catchments, including a Primary School set within the Village, easy access to transport links including: Buses to Bingham, Road links to the A52 and A1 and a train station with direct routes to Nottingham, Skegness and Grantham Station which provides just over an hour's commute into London. The Village itself has a local Village Public House, Deli and Church and the Thomas Cranmer Centre which is a modern, high specification community facility that hosts events and can be hired for private functions.

### Entrance

Double glazed front door with side panel into Entrance Hall.

### Entrance Hall

A welcoming reception with Karndean flooring, white doors to the accommodation and storage cupboard and loft hatch.

### W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, continuation of the Karndean flooring and uPVC double glazed window.

### Kitchen

**11'1" x 9'4" (3.40 x 2.85)**

Fitted with a contemporary range of base and wall mounted units with marble effect roll top work surface over, inset composite sink and drainer, built-in fridge and freezer, space for freestanding gas cooker with extractor fan over, uPVC double glazed Skylight and uPVC double glazed window.

### Living Room

**16'7" x 11'5" (5.06 x 3.49)**

A light and bright primary reception room with uPVC double glazed window to the side elevation and patio door to the Rear Garden, feature gas fire set onto a Marble hearth and surround, television point and open through to the Dining Room.

### Dining Room

**9'6" x 9'10" (2.90 x 3.01)**

UPVC double glazed window to the rear elevation, telephone point and Karndean flooring.

### Bedroom Three

**8'3" x 9'1" (2.53 x 2.78)**

UPVC double glazed window to the side elevation.

### Bedroom Two

**10'2" x 10'5" (3.11 x 3.18)**

UPVC double glazed window to the front elevation and built-in double wardrobe.

### Bedroom One

**10'5" x 15'2" max (3.20 x 4.64 max)**

UPVC double glazed walk-in box bay window to the front elevation and built-in double wardrobes and television point.

### Family Bathroom

**6'6", 8'6" x 7'1" (2.27 x 2.17)**

Fitted with a four piece suite comprising: W.C., wash basin set into a vanity storage unit, panel bath and shower cubicle with chrome shower over and uPVC double glazed window to the side elevation.

### Double Garage

Two electric garage doors to the front, pedestrian door to the rear, space and plumbing for washing machine and further appliances and the gas combination boiler.

### Rear Garden

The Rear garden is beautifully landscaped being mainly laid to lawn with well established borders and a patio area ideal for entertaining and alfresco dining.





## Outside to the Front

There is a driveway providing off street parking.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Note

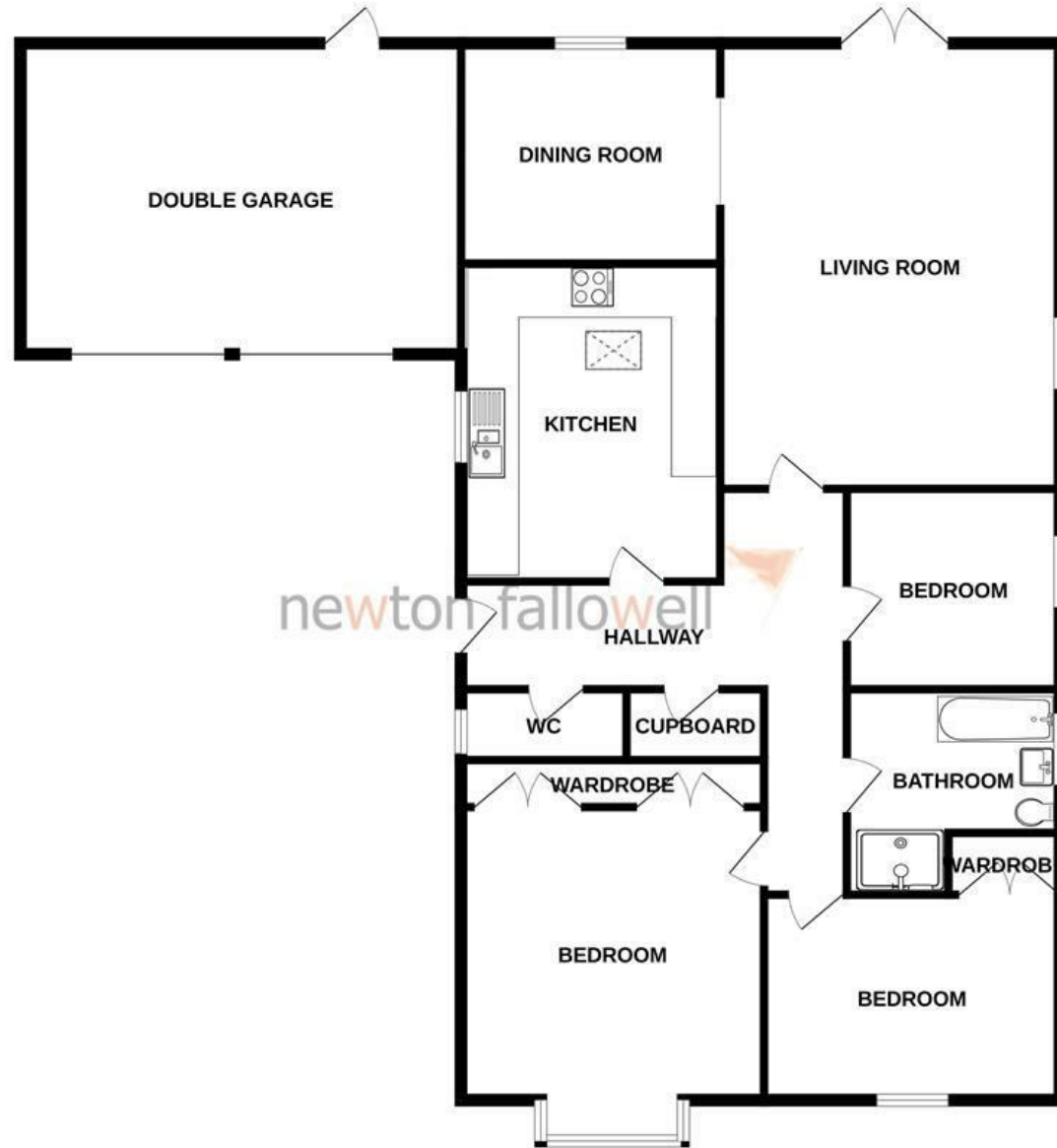
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



# GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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