



Abbey Lane, Aslockton
Nottingham, Nottinghamshire, NG13 9AE



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Offers In Excess Of £450,000

Offered to the market is this stunning, Detached Georgian home. Located within the desirable village of Aslockton and enjoying an idyllic blend of character and modern fixtures. Accommodation comprises: Entrance hall, living room with log burning stove, dining room, kitchen with feature central island, three bedrooms, four piece family bathroom, landscaped gardens and driveway providing off street parking. EPC Rating - E. Council Tax Band - D. Freehold.

Entrance Hall

A welcoming reception with stairs rising to the first floor with good size under stairs storage cupboard, quarry tiled flooring and solid wooden doors to the ground floor accommodation.



Living Room

15'0" x 11'10" (4.58 x 3.63)

A beautiful primary reception room with exposed ceiling beam, walk-in bay window to the front elevation, French doors to the rear elevation and feature log burning stove with built-in storage alcoves to either sides.

Dining Room

12'0" x 11'10" (3.66 x 3.63)

A light and bright second reception room with walk-in bay window to the front elevation and further window to the side elevation, exposed floor boards, feature chimney breast and ceiling beam.

Kitchen

18'5" x 11'11" (5.63 x 3.65)

A good sized Dining Kitchen fitted with a range of modern wall, base and drawer units, butcher's block effect laminate preparation surfaces, inset ceramic sink with chrome mixer tap, plumbing for free standing range, dining area, chimney breast with raised hearth and inset solid fuel stove with brick back, quarry tiled floor, central heating radiator, exposed beams to the ceiling, further alcove which would house a freestanding appliance and also contains the wall mounted Worcester Bosch gas central heating boiler, windows to the side elevations and stable door gives access to Rear Garden.

Landing

A delightful galleried landing situated over two levels with large double glazed sash windows at the front elevation and solid wooden doors to the Bedroom and Bathroom accommodation.

Bedroom One

15'1" x 11'11" (4.60 x 3.64)

A good sized double bedroom with period inset decorative fireplace and window to the front elevation.

Bedroom Two

12'0" x 11'11" (3.67 x 3.64)

Another good sized double bedroom with period inset decorative fireplace and windows to the front and side elevations.

Bedroom Three

11'10" x 7'4" (3.63 x 2.24)

Window to the side elevation.

Family Bathroom

11'5" x 9'3" (3.50 x 2.84)

Fitted with a four piece suite comprising: Feature free standing ball and claw double ended roll top bath with centrally mounted mixer tap and integral shower handset, separate modern quadrant shower enclosure with curved sliding double doors and wall mounted shower, period style pedestal wash basin and WC. there is attractive tongue and groove effect paneling, exposed floor boards and window to the side elevation.

Outside

Situated on a good sized corner plot with gardens to three sides and being set back from the road. The front garden is laid to lawn with well stocked borders, established trees and shrubs and a wrought iron courtesy gate giving access onto a pebbled pathway leading to the front door. There is a further lawned garden with established borders and a useful timber storage shed, that leads around to the rear of the property where there is a pebbled seating area ideal for alfresco dining and there is also a driveway providing off street parking.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Medium risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

