



Chapel Lane,
Aslockton, NG13 9AR

 **NEWTON
FALLOWELL**

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Aslockton, NG13 9AR
£625,000

Offered to the market is this immaculately presented, Four Bedroom, Detached Character Home. Located in a peaceful cul-de-sac within the desirable village of Aslockton offering sought after school catchments, good road and train links, village public house, deli and community hall. Accommodation comprises: Entrance Hall, Three Reception Rooms, spacious Conservatory, open plan Kitchen / Diner, Utility room, Ground Floor W.C., Lean To / Boot Room, Four Double Bedrooms, Master having En-Suite, Family Bathroom, larger than average Garage, landscaped Gardens and driveway providing off street parking for several cars. EPC Rating – D. Council Tax Band – F. Freehold.

Entrance Hall

A welcoming reception having engineering wood flooring, deep skirting, corniced ceiling, staircase rising to the first floor and doors to the Sitting Room, Snug and Living Room.



Sitting Room / Formal Dining Room

12'2" x 11'8" (3.71 x 3.56)

A versatile Reception Room having feature chimney breast with attractive inset period fireplace, surround and mantle, shelved alcove to the side with built in shelved dresser unit with glazed display cabinet, deep skirting and double glazed windows to the front and side elevations.

Snug

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

Another light filled Reception Room having beautiful Minton style stone fire surround, mantle and hearth with inset solid fuel stove, alcoves to the side, deep skirting, picture rail, double glazed sash window to the front and additional window to the side elevation.

Living Room

23'9" x 10'0" (7.24 x 3.05)

A well proportioned, versatile Reception Room with feature chimney breast with attractive period style cast iron fireplace having alcove to the side, built in cupboard, deep skirting, wood effect laminate flooring, double glazed window to the rear elevation and further feature leaded light windows to the Lean To / Boot Room, door to the Inner hall and French doors leading to the Conservatory.

Conservatory

17'10" x 10'4" (5.44 x 3.15)

A lovely addition to the property is this well proportioned, Conservatory overlooking the Garden, double glazed windows to three elevations, opening top lights, pitched polycarbonate roof, tiled floor with under floor heating and French doors into the Garden.

Inner Hall

Useful built in cloaks cupboard, deep skirting, large open doorway leading through into Kitchen Diner and doors into the Utility Room and Snug.

Kitchen Diner

25'11" x 9'10" (7.90 x 3.02)

A well proportioned, light and bright, dual aspect room benefitting from windows to the front elevation and attractive pitched double glazed roof and windows to the rear elevation, built-in under eaves storage and further built in cupboards. The Kitchen Area has been fitted with a good range of contemporary gloss fronted wall, base and drawer units having contemporary preparation surfaces, inset ceramic twin bowl sink and drain unit with articulated mixer tap, integrated appliances including five ring gas hob, double oven and dishwasher and inset downlighters to the ceiling.

Utility Room

8'0" max x 7'10" max (2.44 max x 2.41 max)

A practical space being fitted with a base unit with stainless steel sink and drain, work surface to the side, plumbing for washing machine, attractive pitched roof with inset skylight, double glazed window to the rear elevation, deep skirting and doors to the Ground Floor W.C. and Lean-To / Boot Room.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, pitched roof and double glazed window.

Lean-To / Boot Room

Another practical room with built in storage, tiled floor, cupboard housing electrical consumer unit, pitched polycarbonate roof, double glazed windows and exterior door into the Garden.

Landing

An attractive galleried landing having high coved ceiling, deep skirting, sash window to the front elevation and doors to the Bedroom and Bathroom accommodation.

Master Bedroom

18'8" x 16'11" (5.69 x 5.18)

A generously proportioned Master Bedroom with two double glazed sash windows to the front elevation, attractive pitched ceiling and two further skylights to the rear, deep skirting, hard wood engineered flooring and door to the En-Suite.



En-Suite

8'3" x 6'2" (2.54m x 1.88m)

Fitted with a three piece suite comprising: Large shower enclosure with digital back controls, integrated body jets, steam unit, further wall mounted independent shower handset, W.C. and vanity unit with inset washbasin and Travertine style splash backs, slate effect tiled floor, contemporary towel radiator and pitched ceiling with inset skylight.

Bedroom Two

12'0" x 11'10" (3.68 x 3.63)

A good sized double bedroom with high coved ceiling, deep skirting, hard wood engineered flooring, chimney breast with alcoves to the side and double glazed sash window to the front elevation.

Bedroom Three

12'0" x 12'0" (3.66 x 3.66)

Another double bedroom having chimney breast with alcoves to the side, high coved ceiling, deep skirting, central heating radiator and double glazed sash window to the front elevation.

Bedroom Four

10'11" x 10'0" (3.33 x 3.05)

A further double bedroom having part pitched ceiling, deep skirting and double glazed sash window to the side elevation.

Family Bathroom

12'4" max x 6'9" (3.78m max x 2.06m)

A beautifully appointed Family Bathroom being fitted with a modern suite comprising: Panel bath with chrome mixer tap, wall mounted shower mixer and rose over, WC and wall hung vanity unit having two moulded wash basins with chrome mixer taps and tiled splash backs, built in storage, airing cupboard housing the boiler and a good level of shelved storage and contemporary door fronts, contemporary towel radiator, pitched ceiling and inset skylight.





Gardens

This property sits on a well established plot, set back behind a mature hedged frontage providing a good level of privacy, wrought iron pedestrian gate with slate chipping path leading to the front door. A block edged granite chipping driveway provides off road car standing for several vehicles and leads upto the Garage. The front garden is mainly laid to lawn having well stocked borders with established trees and shrub and wraps around to the side elevation where there is a landscaped garden, again mainly laid to lawn with paved terrace, raised sleeper edged borders, a large timber storage shed/workshop. To the west side of the property is a further enclosed courtyard style garden with flagged terrace, timber screening, outdoor power points and access to the rear of the property.

Garage

9'4" max x 25'11" max (2.85 max x 7.9 max)

A larger than average Garage with double garage door to the front elevation, light and power.

Agents Note

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

There is broadband in the area and mobile phone signal. Very low 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.

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.





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		
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