

FOR SALE

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**12 THORNFIELD WAY, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9DJ**

OFFERS OVER £280,000

Completed by Avant Homes to their Kilmington style & first occupied in 2017 to a superior standard, with the useful addition of a work from home 'pod' or party room at the head of the landscaped garden to enhance your day to day living and to provide that extra bit of space.

The 3 bedroom home boasts a beautiful designer kitchen with a full range of integrated appliances including fridge-freezer, dishwasher, and Hotpoint double oven plus many extras not normally associated with a property of this size. The light & airy living room is complete with extensive bi-fold doors allowing direct access to the landscaped garden. The guest W.C. is spacious and impressive whilst the separate utility room adds a practical touch.

You will find an abundance of high specification items included in the price of this home and many features added such as under unit lighting, high profile skirting and architrave throughout, Italian-inspired doors and door furniture, quality bannister with timber inlay and contrasting handrail to the staircase.

Upstairs, the master bedroom benefits from fitted wardrobes and en-suite facilities with a walk-in shower enclosure with both rainwater shower and handset. The main bathroom features a double ended bath with stylish taps, floating sanitary ware and full-height tiling to complete the boutique feel.

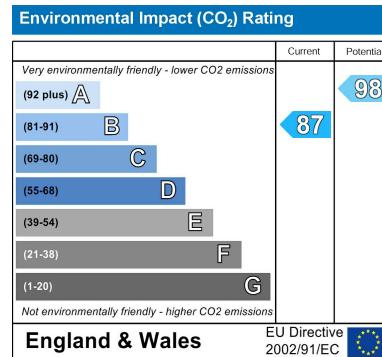
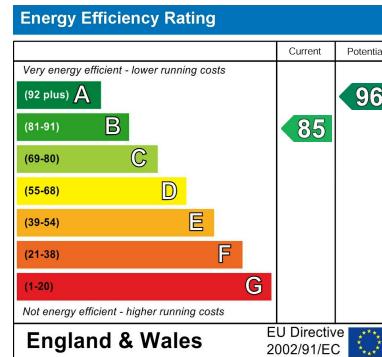
The current owners keep an immaculate home with so many quality extras. This property is perfect for those wishing to move in, put their own furniture down and... do nothing.

Please note that the property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.

Both power and light have been fitted to the 'pod' at the head of the garden with double doors leading onto the decking area of the very sunny and landscaped rear garden... with ease of maintenance as the main design thought with artificial grass laid.

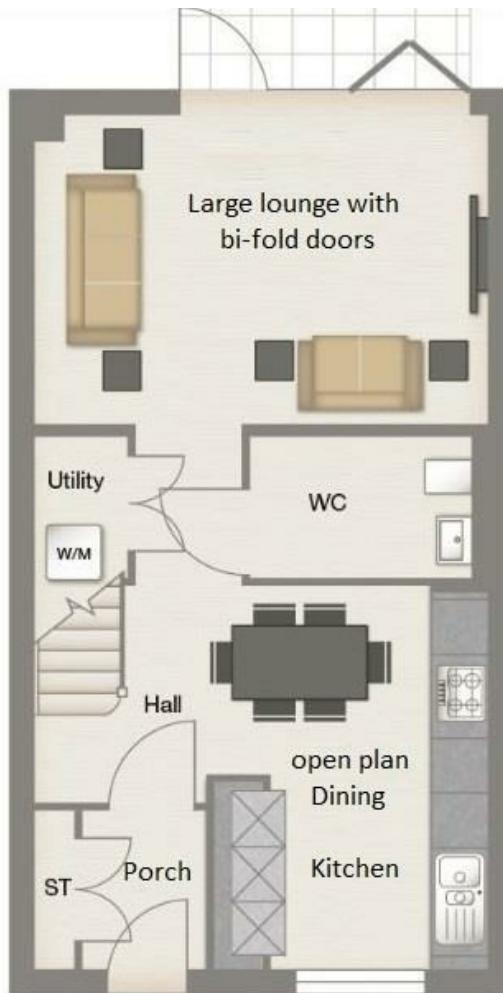
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Council Tax Band

C



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, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall; the venue for many local activities, excellent sports facilities with cricket and football pitches.

An enviable rural location in the Vale of Belvoir, within easy reach of Nottingham city centre and within the catchment area of two very popular schools with Outstanding Ofsted rating (Dec 2023), Archbishop Cranmer Primary School and the Bingham based Toot Hill Secondary School.

The site is well located to provide good access to a number of major routes, the A52 is located just to the south for travel to Nottingham or Grantham, while the A1 is 10 miles east allowing onward journeys North to Leeds or south to London and the A46 just 5 miles west for travel to Newark-On-Trent and Leicester. From Grantham, there is a convenient connection point to the A1 national road network and a direct rail link into London King's Cross, providing a stress-free commute to the Capital of just 75 minutes.

Composite and double glazed entrance door into the

RECEPTION PORCH

with ample space within storage & cloak cupboards.

MAIN HALLWAY

with stairs to the first floor, central heating radiator and this area is open-plan to the

OPEN PLAN DINING KITCHEN

13'8 x 10'0 (4.17m x 3.05m)

- Hotpoint integrated appliances • Four ring gas hob with extractor over, Hotpoint double oven with storage over • Grey slate effects & contemporary kitchen doors with soft-close drawer system and clean lines • Linear profile worktops & upstand, glass splashback & under-unit lighting • Stylish chrome sockets and switches • Recessed downlighters • Chrome mixer taps and tiled flooring.





LARGE LOUNGE WITH BI-FOLD DOORS

16'6 x 11'0 (5.03m x 3.35m)
a light and airy reception room with bi-fold doors leading out onto the large and tiled patio area of the rear garden. Central heating radiator.



**UTILITY ROOM**

with plumbing for automatic washing machine and a continuation of the tiled flooring.

CLOAKROOM

with two piece suite including W.C. and wash hand basin. Tiled flooring and central heating radiator.





LANDING

with double glazed window to the side and a central heating radiator.

BEDROOM 1

12'0 x 9'0 (3.66m x 2.74m)

with a double glazed window and central heating radiator. Built-in wardrobe with mirror fronted sliding doors.

EN-SUITE SHOWER ROOM

with floor-to-ceiling ceramic tiling • W.C. with chrome push plate flush • monobloc basin mixer tap over the sink with useful drawer under • Hidden vanity units & recessed shelving • Walk-in double shower with a fixed overhead shower and a hand-held hair wash • Chrome heated towel rail • Quality glass and chrome shower screen • Recessed downlighters • Tiled flooring.



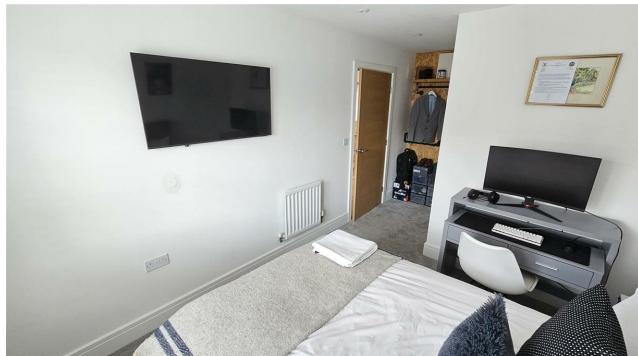


BEDROOM 2

10'0 x 9'0 (3.05m x 2.74m)
with a double glazed window overlooking the open views to the front and a central heating radiator. A space for wardrobe or hanging rail.

BATHROOM

with floor-to-ceiling ceramic tiling • W.C. with chrome push plate flush & monobloc basin mixer tap • Recessed downlighters • Shaver sockets • Double ended bath with coordinating panel and a fixed overhead shower & slim profile bath filler.





BEDROOM 3

9'4 x 7'0 (2.84m x 2.13m)
with a double glazed window overlooking the open views to the front and a central heating radiator.

OUTSIDE - FRONT

The property is located towards the end of a short and communal block paved cul-de-sac and includes a driveway providing parking for 3 vehicles with gated access into the landscaped rear garden. To the fore is a neat area with mature shrubs providing both colour and texture with a pathway to the front door.





OUTSIDE - REAR

To the rear is an easy to maintain and landscaped garden fully enclosed by timber fencing and with an artificial grassed lawn. The owners have added an extensive area of patio area for those who enjoy al fresco dining and entertaining during those balmy summer evenings. Both power and light have been fitted to the 'pod' at the head of the garden with its double doors leading onto the decking area of the suntrap area - perfect for deckchairs and loungers!





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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!





Steve Pritchett

Please contact us for a FREE discussion on our services

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