



**Fields Drive, Aslockton**  
Nottingham, Nottinghamshire, NG13 9AG

 **NEWTON  
FALLOWELL**

Fields Drive, Aslockton  
Nottingham, Nottinghamshire,  
NG13 9AG  
£350,000

Offered to the market is this beautifully presented, Three Bedroom Bungalow. Having undergone a substantial renovation by the current owners to include: A full re-wire, new central heating which is under floor throughout, new air recovery system, extension, full damp proof course, solar panels, new roof, new kitchen and bathroom and re-decorated throughout, this stunning home is ideal for a purchaser looking to simply move in and enjoy. Located within the popular Village of Aslockton with desirable school catchments, good road and rail links and with accommodation comprising: Entrance, Living Room, Kitchen Diner, Family Bathroom, Three Double Bedrooms, Study, Garage, landscaped Gardens and off street parking. Freehold. EPC Rating - D. Council Tax Band - C.



### Entrance Hall

Composite front door, double glazed panel, contemporary tiled flooring with under floor heating, built-in shoe cupboard and open through to the Kitchen Diner.

### Kitchen Diner

14'0" max x 24'11" max (4.28 max x 7.60 max)

Fitted with contemporary base, wall mounted and full height units with solid wooden work surface over, inset sink and drainer, built-in appliances to include: Dishwasher, fridge freezer, microwaveable oven and two wine fridges. There is a utility cupboard with space and plumbing for washing machine and space for tumble dryer, space for multi fuel range cooker with extractor fan over, tiled flooring with under floor heating, uPVC double glazed windows to the front and side elevations, uPVC double glazed French doors to the rear elevation and open through to the Hall.

### Hall

Doors to accommodation and having loft hatch with pull down ladder to the part boarded loft housing the gas central heating boiler and tiled flooring with under floor heating.

### Study

5'6" x 6'7" (1.70 x 2.03)

Wood effect flooring with under floor heating and built-in office furniture.

### Living Room

14'6" x 12'3" (4.42 x 3.75)

UPVC double glazed window, feature built-in unit with television point and tiled flooring with under floor heating.

### Bedroom Two

14'4" max x 11'0" max (4.38 max x 3.37 max)

UPVC double glazed window, wood effect flooring with under floor heating, built-in wardrobe and double doors to Bedroom Three.



### Bedroom Three

12'0" max x 13'9" max (3.66 max x 4.21 max)

UPVC double glazed window, built-in storage unit and wood effect flooring with under floor heating.

### Master Bedroom

12'9" x 11'3" (3.89 x 3.44)

UPVC double glazed window and tiled flooring with under floor heating.

### Family Bathroom

7'9" max x 9'10" max (2.37 max x 3.01 max)

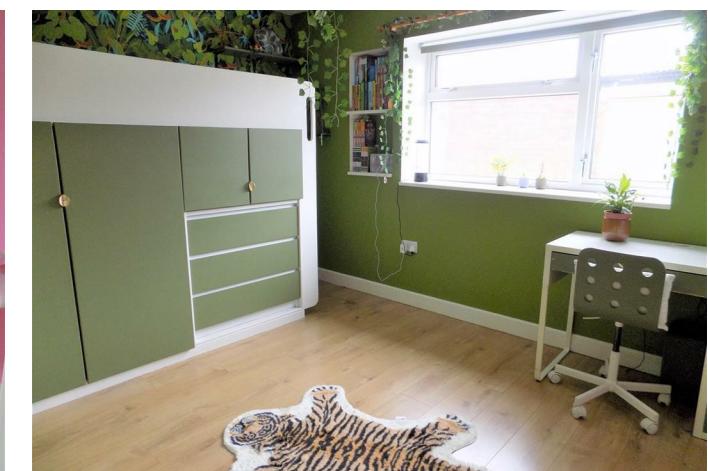
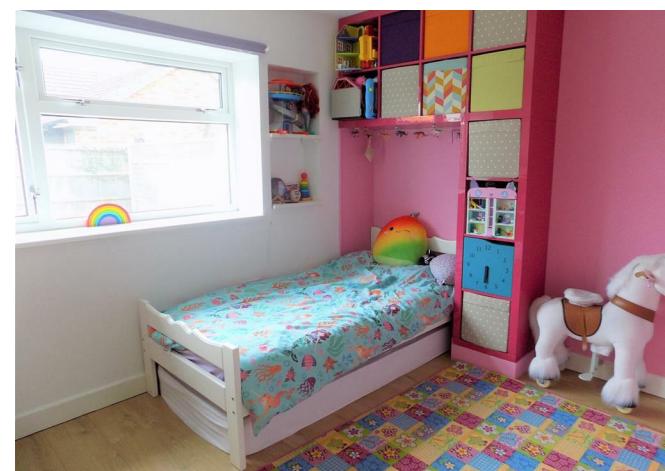
Fitted with a four piece suite comprising: W.C., wash basin, panel bath and large walk-in shower cubicle with two chrome showers and inset alcove shelving, heated towel rail, tiling to wet areas and tiled flooring with under floor heating.

### Garage

Garage door to the front and pedestrian door to the side, light and power.

### Gardens

This property sits on a generous corner plot with gardens to three elevations and a driveway providing off road parking for at least two vehicles leading to the Garage. The garden to the rear elevation is through a private gated entrance, it is laid to lawn with a raised flower bed. The front garden is laid to lawn surrounded by well-established raised flower beds this is separated from the side garden by a trellis walkway. The side garden has a small lawned area surrounded by well-established raised flower beds. There is also a raised pond. There are raised beds, surrounding a greenhouse and lean to potting shed. There are pathways around the property and gardens, with outside lighting and power.





### Agents Note

There are solar panels that are owned  
There is an air recovery system  
There is a possibility to install an air source pump  
This property has mains gas central heating, mains drains, water and electric.  
There is broadband in the area and mobile phone signal.  
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

