



6 Vale Close, Aslockton, Nottinghamshire,
NG13 9BA

£350,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Contemporary Fixtures & Fittings
- Spacious Living/Dining Room
- Good Level Of Off Road Parking
- Cul-De-Sac Setting
- Tastefully Modernised Throughout
- 2 Bedrooms
- Landscaped Enclosed Rear Garden
- Garage
- Ideal Downsize

We have pleasure in offering to the market this well maintained and tastefully modernised detached bungalow tucked away in a small cul-de-sac setting shared with only a handful of other dwellings located close to the centre of this well regarded edge of Vale village.

The property would be perfect for those looking to downsize, requiring single storey living in a village setting as well as a property that has been thoughtfully upgraded with contemporary fixtures and fittings, benefitting from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout.

The accommodation comprises an initial entrance hall which leads into a well proportioned living/dining room with a small conservatory off as well as a fantastic breakfast kitchen fitted with an excellent range of units and integrated appliances. Leading off a central hallway are two bedrooms, both of which have integrated furniture, and a contemporary bathroom.

As well as the internal accommodation the property occupies a pleasant corner plot with ample off road parking and garage to the front and an enclosed established garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder - a farm fresh shop with household sundries and deli, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches and all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

AN OPEN FRONTED PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

15' x 5' (4.57m x 1.52m)

A well proportioned initial entrance vestibule which opens out into an inner hallway and, in turn, further doors leading to:

SITTING/DINING ROOM

21' x 11'8" (6.40m x 3.56m)

A well proportioned light and airy open plan space which is large enough to accommodate both a living and dining area; the focal point is a chimney breast with attractive finished stone fire surround, mantel and hearth with inset log effect gas fire and alcoves to the side; double glazed window and sliding patio door leading into:

CONSERVATORY

6'10" x 5'4" (2.08m x 1.63m)

Having double glazed side panels with opening top lights, tiled floor and a single French door leading into the rear garden.

BREAKFAST KITCHEN

15'11" x 11'5" (4.85m x 3.48m)

A light and airy room benefitting from windows to two elevations and having seen a complete programme of tasteful modernisation; having a generous range of contemporary gloss fronted wall, base and drawer units providing an excellent level of storage including a near full height larder unit with corner carousel unit, integrated spice rack and deep pan drawers; generous runs of work surface including a central peninsula unit provide a breakfast bar area for informal dining as well as an excellent working area ideal for the keen cook; inset sink and drain unit and integrated appliances include induction hob with concealed hood over, dishwasher, washing machine, fridge freezer and wine cooler.

RETURNING TO THE INITIAL ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO:

L SHAPED INNER HALLWAY

Having built in airing cupboard providing useful storage, access to loft space above and further doors leading to:

BEDROOM 1

13'2" x 10'7" (4.01m x 3.23m)

A well proportioned double bedroom having aspect into the rear garden; having built in wardrobes.

BEDROOM 2

10'4" x 8'3" (3.15m x 2.51m)

This room could be reconfigured to provide a second bedroom but is currently utilised as a home office; having integrated furniture including full height cupboards providing a wardrobe and cloaks hanging space, desk unit and low level drawers; window with aspect into the Close.

BATHROOM

9'7" x 6'4" (2.92m x 1.93m)

Tastefully appointed having been modernised with a contemporary three piece suite comprising tiled panelled bath with chrome mixer tap, further wall mounted shower mixer with independent handset over and glass screen, close coupled WC and vanity unit with inset

rectangular washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position tucked away within this small cul-de-sac setting shared with only a handful of other dwellings, offering a good level of parking to the front with a tarmacadam driveway with block set edging and pull up security posts. The remainder of the garden is laid to lawn with pebbled borders with inset shrubs and central pathway leading to the main entrance. To the rear of the property is an enclosed garden which has been thoughtfully landscaped to provide a pleasant outdoor space with two paved seating areas, one of which sits below a covered pergola providing an attractive outdoor seating area perfect for entertaining and looking out on a central lawn with well stocked perimeter borders.

GARAGE

17' deep x 8'11" (12'6" max into alcove) (5.18m deep x 2.72m (3.81m max into alcove))
A single garage having power and light, electric roller shutter door, alcove area which accommodates free standing appliances and window to the side; also housing the gas central heating boiler.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies adjacent to the "poacher Line", a regional service operated by East Midlands Railway, linking Nottingham to Skegness but also connecting to Grantham, Peterborough, and Lincoln, with the benefit of Aslockton station only a short walking distance away. Ideal for commuting.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

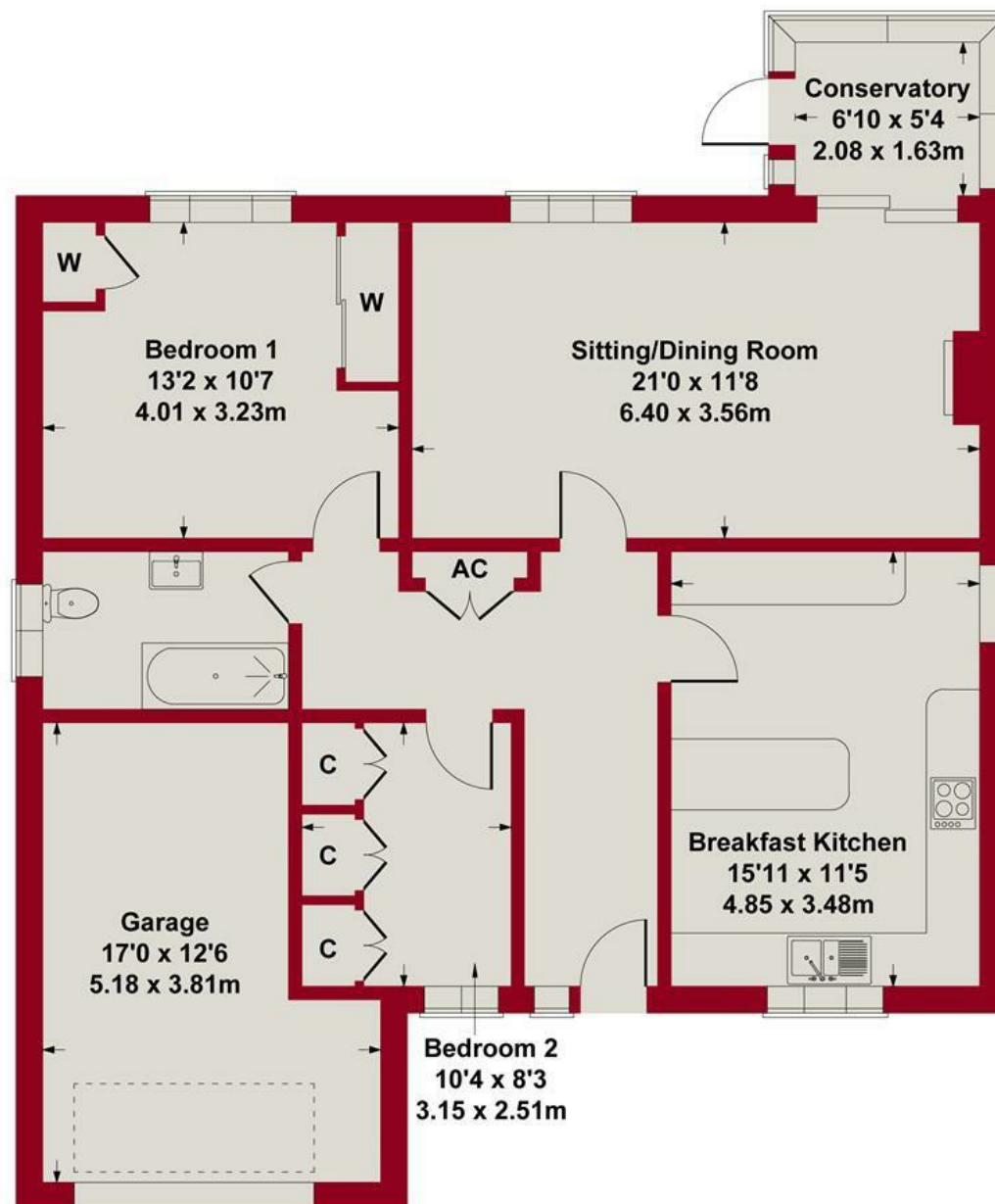
<https://www.gov.uk/search-register-planning-decisions>











SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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