



**10 Thornfield Way, Aslockton,
Nottinghamshire, NG13 9DJ**

**Chain Free £275,000
Tel: 01949 836678**

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

- Semi Detached Home
- 3 Bedrooms
- Tastefully Appointed Throughout
- Off Road Parking
- No Upward Chain
- Originally Completed By Avant Homes
- Ensuite & Main Bathroom
- Contemporary Fixtures & Fittings
- Landscaped Garden

We have pleasure in offering to the market this immaculately presented, contemporary, semi detached home within this now established development originally completed by Avant Homes around 2017 and offering around 1,000 sq.ft. of internal accommodation.

The property is tastefully presented throughout with relatively neutral decoration and contemporary fixtures and fittings. The property offers three bedrooms, the principle of which benefits from ensuite facilities, and separate main bathroom. To the ground floor, leading off an initial enclosed entrance hall with built in storage, an inner lobby leads to an open plan dining kitchen fitted with a generous range of integrated units and built in appliances and a useful separate utility cupboard. What was formerly the ground floor cloak room has been converted to a home office/useful store but this still retains the plumbing and therefore could be returned back to a ground floor cloak room if required. The main reception runs the full width of the property and overlooks the rear garden with bifold doors flooding this area with light.

In addition the property benefits from gas central heating, UPVC double glazing and occupies a pleasant established plot with off road parking and an enclosed landscaped garden at the rear.

Overall this would be an excellent opportunity for a wide range of prospective purchasers to acquire a modern, well looked after, home within a pleasant village setting.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Tothill 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.

A COMPOSITE ENTRANCE DOOR WITH OBSCURED GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

5'11" x 4'5" (6'2" max into cupboard) (1.80m x 1.35m (1.88m max into cupboard))

A useful initial enclosed entrance hall having a good level of storage with built in cloaks

cupboard, attractive contemporary tiled floor, deep skirtings and a further door leading through into:

INITIAL STAIRWELL/LOBBY AREA

Having spindle balustrade staircase rising to the first floor landing, deep skirtings, continuation of the tiled floor and this area being open plan to:

DINING KITCHEN

9' x 14' (2.74m x 4.27m)

A well proportioned light and airy space tastefully appointed being fitted with a generous range of contemporary wall, base and drawer units with gloss door fronts having; a single run of wood effect laminate preparation surfaces providing a good working area; inset sink drain unit with chrome mixer tap and attractive tiled splash backs; integrated appliances including four ring gas hob, fan assisted oven, separate microwave, warming drawer, fridge, freezer and dishwasher; continuation of the tiled floor, inset downlighters to the ceiling and double glazed window to the front.

From the dining area of the kitchen and open doorway leads through into:

CENTRAL LOBBY

Having continuation of the tiled floor, central heating radiator, built in under stairs utility cupboard which is a useful space having work surface with space for free standing appliances beneath, plumbing for washing machine and a tiled floor, and a further door leading to:

FORMER CLOAK ROOM

7'9" x 5'2" (2.36m x 1.57m)

A useful space which has been utilised as a home office/storage space but was originally the ground floor cloak room. Although the suite has been removed we understand the plumbing has been retained and therefore could be returned back to these facilities if required. The room having a tiled floor and elevation, central heating radiator, deep skirtings and inset downlighters to the ceiling.

Returning to the central lobby area an open doorway leads through into:

LIVING ROOM

16'6" x 10'10" (5.03m x 3.30m)

A well proportioned light and airy space having an aspect out onto the garden and flooded with light having a run of double glazed bifold doors leading out onto the rear patio. In addition the room having deep skirtings and central heating radiator.

RETURNING TO THE INITIAL STAIRWELL/LOBBY AREA A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having central heating radiator, access to loft space above, built in over stairs cupboard which provides useful storage and also houses the gas central heating boiler, deep skirtings, double glazed window to the side and further doors leading to:

BEDROOM 1

13'6" max into wardrobes (11'7" min) x 9' (4.11m max into wardrobes (3.53m min) x 2.74m)
A well proportioned double bedroom having an aspect into the rear garden, alcove with built in wardrobe with sliding door fronts, deep skirtings, central heating radiator, double glazed window and further door leading through into:

ENSUITE SHOWER ROOM

7'8" x 4'7" (2.34m x 1.40m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted digital shower mixer with both independent handset and rainwater rose over, vanity unit with Sottini washbasin with wall mounted mixer tap and WC with concealed cistern and useful built in cupboard above, tiled splash backs, contemporary towel radiator and inset downlighters to the ceiling.

BEDROOM 2

15'8" max (10'5" min) x 9' (4.78m max (3.18m min) x 2.74m)

A well proportioned L shaped double bedroom having an aspect to the front, deep skirtings and double glazed window.

BEDROOM 3

9'2" x 7'4" (2.79m x 2.24m)

A well proportioned single bedroom having aspect to the front, deep skirtings and double glazed window.

MAIN BATHROOM

7'5" x 6'10" (2.26m x 2.08m)

Having a contemporary three piece suite comprising panelled double ended bath with wall mounted chrome mixer tap, independent shower handset, ceiling rose over and glass screen, WC with concealed cistern and wall mounted vanity unit with Sottini washbasin, wall mounted mixer tap and tiled splash backs; deep skirtings, inset downlighters to the ceiling and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant setting within this established development, tucked away off an initial block set driveway shared with adjacent dwellings. This in turn leads to the private driveway of the property which provides off road parking for two vehicles. The frontage is landscaped to provide a low maintenance manageable forecourt with purple slate borders, inset shrubs and a pathway leading to the front door. A timber courtesy gate gives access into an enclosed rear garden bordered by feather edged board fencing, having an initial paved terrace that leads via the bifolds back into the main living. The remainder of the garden is laid to lawn with purple slate chipping perimeter borders with inset established shrubs; the garden having a timber pergola, outdoor lighting and cold water tap.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

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

Prospective purchasers would be advised to confirm any covenants within the title and responsibilities for the shared access driveway, leading off the main drive.

The current annual service charge is circa £400 per annum. Managed through Gateway Corporate Solutions.

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:-

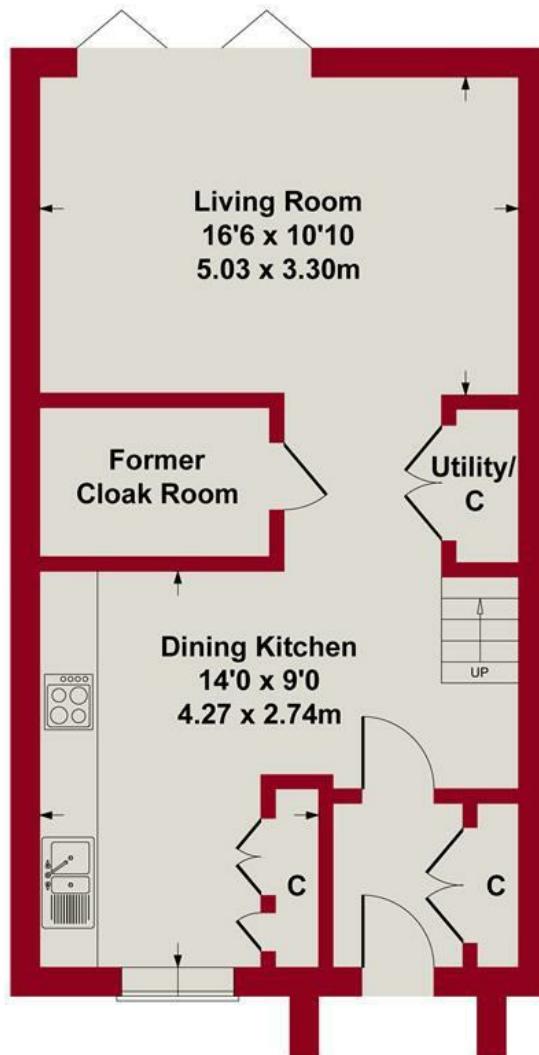
<https://www.gov.uk/search-register-planning-decisions>



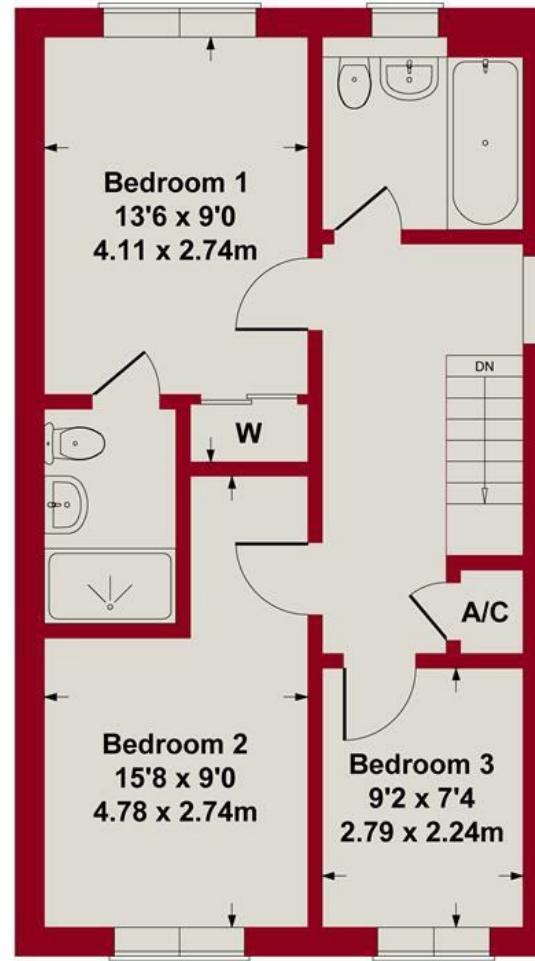








GROUND FLOOR



FIRST FLOOR

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	85	
(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	



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 firms 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



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