



**Abbey Lane, Aslockton**  
Nottingham, NG13 9AE



**Abbey Lane, Aslockton**  
**Nottingham, NG13 9AE**  
**£260,000**

Offered to the market is this Detached, Two Bedroom Bungalow requiring some modernisation. Located within the desirable village of Aslockton with good road links, village shop, popular primary school and train station and having accommodation comprising: Spacious Entrance Hall, Living Room opening through to Dining Room, Kitchen, Two Bedrooms, Shower Room, Garage and driveway providing off street parking all situated on a good sized plot with gardens to the front and rear elevations. Freehold. Council Tax Band - D. EPC - TBC. No Upward Chain.



### Entrance Porch

Wooden and glazed front door and wooden and glazed door into Entrance Hall.

### Entrance Hall

Built-in shelving cupboards, doors to accommodation and having loft hatch.

### Living Room

**18'0" x 10'11" (5.51 x 3.35)**

Wooden bay window to the front elevation, fireplace, television point and open through to the Dining Room.

### Dining Room

**9'8" x 8'4" (2.95 x 2.56)**

Wooden door and window to the rear and serving hatch through to the Kitchen.

### Kitchen

**9'3" x 10'4" (2.84 x 3.16)**

Fitted with solid wooden base and wall mounted units with work surface over, inset sink and drainer, space for fridge freezer and electric cooker, space and plumbing for washing machine and wooden stable door and window to the Rear Garden.

### Bedroom One

**11'7" x 12'11" (3.54 x 3.94)**

UPVC double glazed window to the side elevation, wooden window to the front elevation and built-in wardrobes.

### Bedroom Two

**10'2" x 8'5" (3.10 x 2.58)**

Woodend window to the rear elevation and built-in wardrobe.

### Shower Room

**5'6" x 6'4" (1.69 x 1.95)**

Fitted with a three piece white suite comprising: W.C., wash basin and corner shower unit with electric shower over and wooden window to the rear elevation.

### Garage

**18'2" x 8'3" (5.54 x 2.53)**

Garage door to the front, light and power, pedestrian door and window to the rear elevation and wall mounted gas central heating boiler last serviced April 2026.

### Outside

The property sits on a good sized plot with a shaped rear garden laid to lawn with patio area and pedestrian access down either side leaving to the front of the property where there is a further shaped lawn and driveway providing off-street parking.



### 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.

### 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#>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



t: 01949839839

e: bingham@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

