



**5 Birch Close, Aslockton, Nottinghamshire,  
NG13 9DL**

**Offers In Excess Of £165,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached Home
- Spacious Open Plan Reception Kitchen
- Double Width Driveway
- Cul-De-Sac Location
- Ideal First Time Buy
- 2 Double Bedrooms
- Ground Floor Cloak Room
- Enclosed Rear Garden
- Popular Village
- Viewing Highly Recommended

An excellent opportunity to purchase a modern semi detached home tucked away in a small cul-de-sac setting on the edge of this now established development, all within walking distance of the heart of this popular edge of Vale village.

The property extends to around 720 sq.ft. and is tastefully presented throughout with contemporary fixtures and fittings an neutral decoration, benefitting from UPVC double glazing and gas central heating.

The accommodation comprises an initial entrance hall with generous ground floor cloak room off and a good sized open plan main reception which also accommodates a tastefully appointed kitchen fitted with a generous range of modern units and integrated appliances. The reception area incorporates a useful utility cupboard, the reception area being large enough to accommodate both living and dining and having double glazed French doors leading out into the rear garden. To the first floor, leading off a central landing, are two double bedrooms and a bathroom.

The property occupies a pleasant position within the close with off road parking for two vehicles and an enclosed 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.

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

#### INITIAL ENTRANCE HALL

7'1" x 8' (2.16m x 2.44m)

A pleasant initial entrance vestibule having spindle balustrade staircase rising to the first floor

landing above, central heating radiator, contemporary skirtings and architrave and further doors leading through into:

#### GROUND FLOOR CLOAK ROOM

6'5" x 5'3" (1.96m x 1.60m)

A spacious ground floor cloak room having a contemporary two piece white suite by Rocca comprising close coupled WC and pedestal washbasin with chrome taps and tiled splash backs, central heating radiator and double glazed window.

#### OPEN PLAN LIVING KITCHEN

19'8" max x 14'5" (5.99m max x 4.39m)

A well proportioned open plan space perfect for everyday living and entertaining, comprising an initial well appointed contemporary kitchen which is open plan to a reception space which is large enough to accommodate both a seating and dining area and benefits from double glazed French doors into the rear garden. The initial kitchen area is well appointed with a generous range of built in units with brush metal door furniture, an L shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including four ring stainless steel finish gas hob with splash back and chimney hood over, single oven beneath, fridge freezer and 3/4 high larder unit, space for dishwasher. The kitchen area is open plan to the reception space which has an additional central heating radiator as well as a useful built in under stairs storage/utility cupboard which has plumbing for a washing machine and provides additional storage.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

#### FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side and further doors leading to:

#### BEDROOM 1

14'5" x 8'11" (4.39m x 2.72m)

A well proportioned double bedroom having an aspect into the rear garden with central heating radiator and two double glazed windows.

#### BEDROOM 2

14'9" max into alcove x 8'7" (4.50m max into alcove x 2.62m)

A further double bedroom having an aspect to the front with useful built in over stairs storage cupboard which also houses the gas central heating boiler, useful alcove to the side and two double glazed windows to the front.

## **BATHROOM**

7'1" x 6'5" (2.16m x 1.96m)

Having a white three piece modern suite comprising panelled bath with chrome mixer tap with integral shower handset and glass screen, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs, inset downlighters to the ceiling and central heating radiator.

## **EXTERIOR**

The property is tucked away on a small cul-de-sac setting, located on a corner plot with an open plan frontage which, in the main, is given over to off road parking with a driveway for two vehicles. Immediately to the fore of the property are established borders with a pathway leading to the front door. A timber courtesy gate at the side gives access into an enclosed garden bordered by feather edge board fencing having an initial paved terrace and the remainder laid to lawn.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band B

## **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 current annual service charge is £395.85 payable half yearly in advance.

## **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>

School Ofsted reports:-

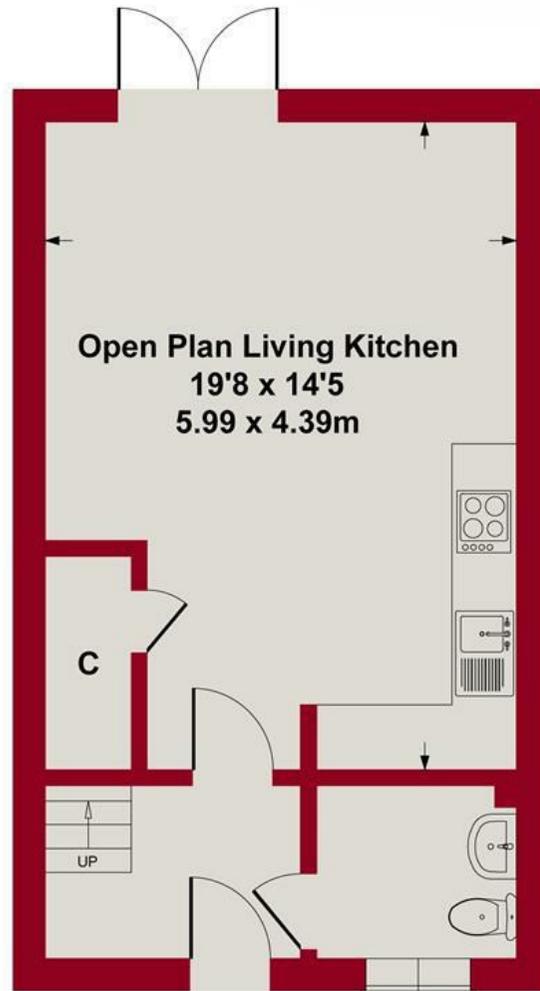
<https://reports.ofsted.gov.uk/>

Planning applications:-

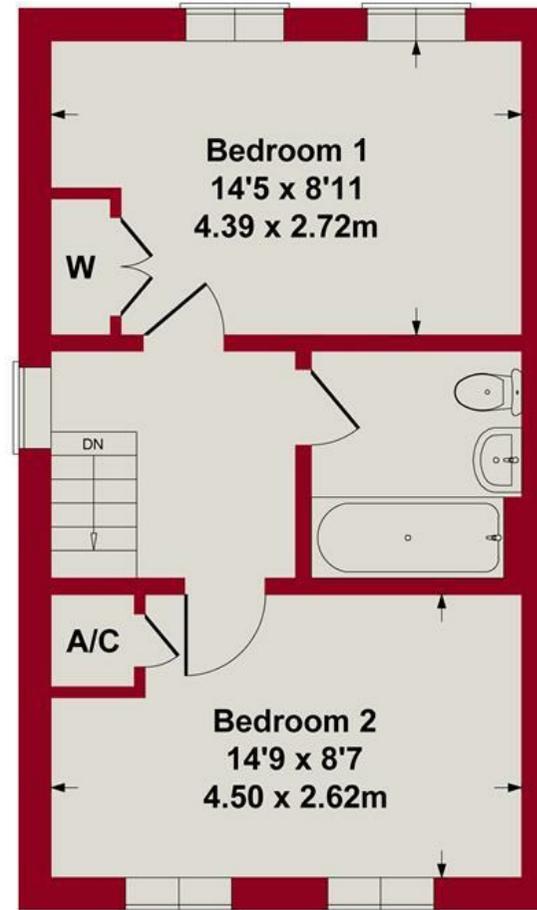
<https://www.gov.uk/search-register-planning-decisions>







**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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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



*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



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