Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





41 THORNFIELD WAY, ASLOCKTON, NOTTINGHAM, NOTTINGHAMSHIRE NG13 9DJ

£390,000

41 THORNFIELD WAY, ASLOCKTON, NOTTINGHAMSHIRE NG13 9DJ

This Hartlebury design house style by Avant Homes was completed in 2018 to a superior standard with many of the usual 'new build' upgrades being fitted as standard throughout... hence the speed at which the Development was first reserved... with the owners choosing an upgraded kitchen as well as upgrading the flooring to the kitchen & bathrooms.

A stunning four bedroom detached home situated towrads the end of a cul-de-sac in the quiet & sought-after village of Aslockton. The property is beautifully presented & offers spacious living accommodation, comprising an open plan Living / Kitchen Diner with Family Area, separate Lounge, W.C. cloakroom & utility cupboard, Master bedroom with En-suite Shower Room, Family Bathroom, three further bedrooms and a fully enclosed and beautifully landscaped rear garden with a driveway to the side for two cars & leading to the Single Garage.

The rear garden has been created as a wonderful haven of relxation with sensible landscaping to ensure a maintenance free garden, with an artifical grass lawned area which ensures a lush colour throughout the year, and with extensive patio areas for sunbathing, a sunken hot tub and the perfect designated BBQ area with seating... and fantastic privacy when compared to other properties within this price range. With evening lighting throughout the rear garden, the area descends into a haven of complete calm and serenity once the hot tub lights are on as well... when do you wish to view?

The village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall, local Pub; the venue for many local activities, excellent sports facilities with cricket and football pitches.

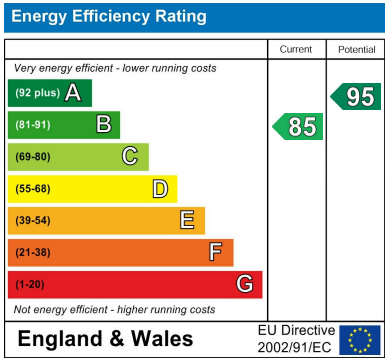


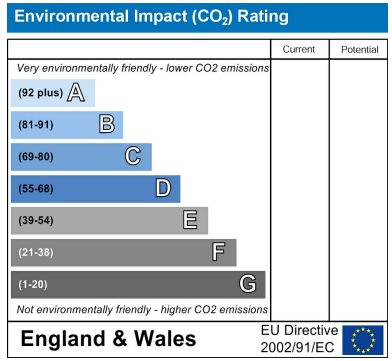


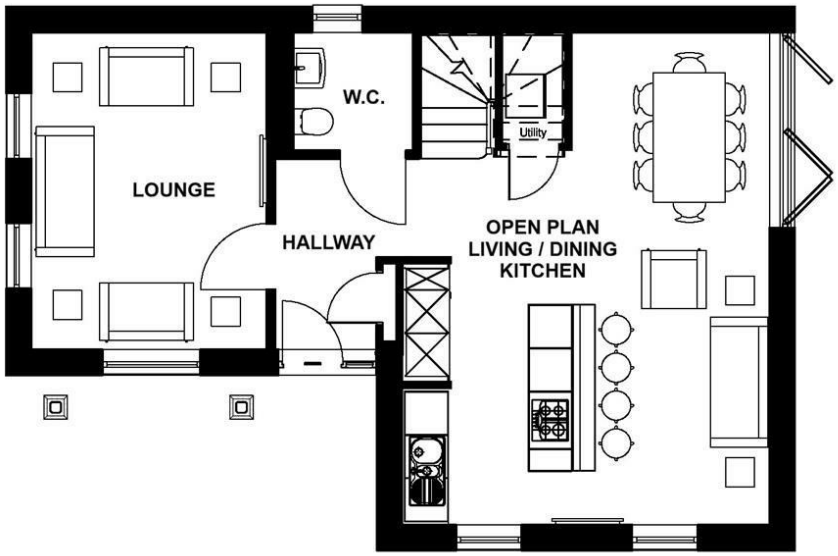
DIRECTIONAL NOTE From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and Scarrington. Continue along this road to take the first right hand turning which is sign posted Aslockton onto Abbey Lane. Proceed approximately half a mile and turn first right into Thornfield Way, continue throughout the Development until coming to the final T juction and the property is located immediately on your left hand side, clearly denoted by our Hammond Property Services For Sale board.

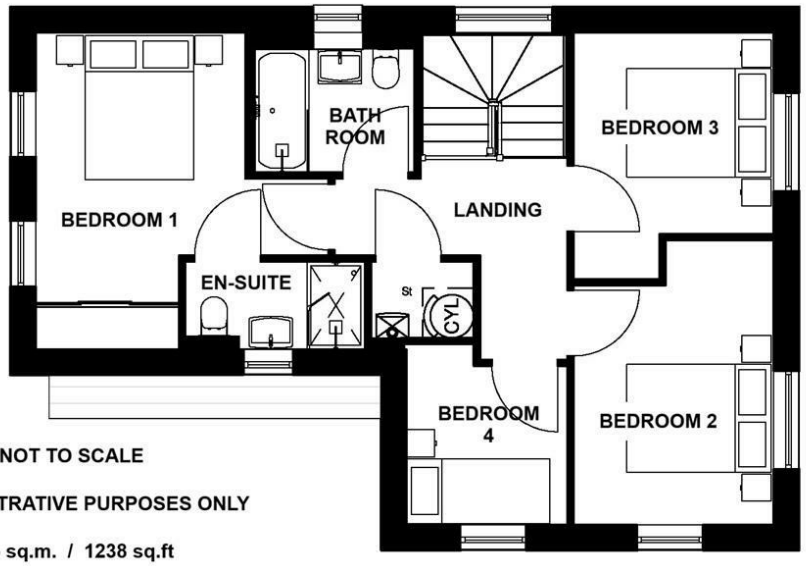
For Sat Nav use Post Code; **NG13 9DJ**

Council Tax Band **E**









NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY

115 sq.m. / 1238 sq.ft

The Property is being offered with the benefit of NO CHAIN.

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.

There is an Annual Service Charge of £377.54 for the Development which covers the maintenance of the Lanscaped Areas, Public Liability Insurance, Health & Safety, Site Inspections etc. This amount is paid in two instalments of £188.77 (last paid on 1st May 2026).

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





OUTSIDE

The rear garden has been created as a wonderful haven of relaxation with sensible landscaping to ensure a maintenance free garden, with an artifical grass lawned area which ensures a lush colour throughout the year, and with extensive patio areas for sunbathing, a sunken hot tub and the perfect designated BBQ area with seating... and fantastic privacy when compared to other properties within this price range. With evening lighting throughout the rear garden, the area descends into a haven of complete calm and serenity once the hot tub lights are on as well... when do you wish to view?











Composite entrance door into the

RECEPTION HALLWAY
with wood-effect tiling flooring and a central heating radiator.

FAMILY LOUNGE
20'0 x 15'3 (6.10m x 4.65m)
with a central heating radiator and double glazed windows overlooking the front and side of the property. A feature Herringbone style flooring. Wall-mounted TV point.











OPEN PLAN LIVING / DINING KITCHEN

22'4 x 16'9 (6.81m x 5.11m)

A wonderfully spacious kitchen featuring bi-fold doors that open directly onto the garden, along with twin front-facing double-glazed windows that fill the room with light. The space is fitted with an extensive selection of wall, base, full-height, and central island units, all topped with stylish roll-edge worktops and tiled splashbacks.











Premium integrated appliances include twin smart ovens, warming drawers, an extractor hood, a fridge-freezer, and a dishwasher. Finished with sleek ceramic tiled flooring and heated by two radiators. Understairs utility area with plumbing for washing machine.

CLOAKROOM

Double glazed obscured window, low flush W.C., washhand basin, central heating radiator, recessed lighting and tiled splash backs.











STAIRS TO THE FIRST FLOOR LANDING

BEDROOM 1
12'6 x 9'9 (3.81m x 2.97m)
with a central heating radiator and a double glazed window overlooking the side of the property. Fitted and mirror-fronted double wardrobes.



EN-SUITE SHOWER ROOM
Double glazed obscure window to the front, walk-in double shower, low level W.C. with concealed cistern & washhand basin with storage draw under, heated towel rail, ceramic floor and wall tiling.









BEDROOM 2
13'0 x 9'0 (3.96m x 2.74m)
with a central heating radiator and a double glazed window overlooking the front of the property. Wardrobe recess.

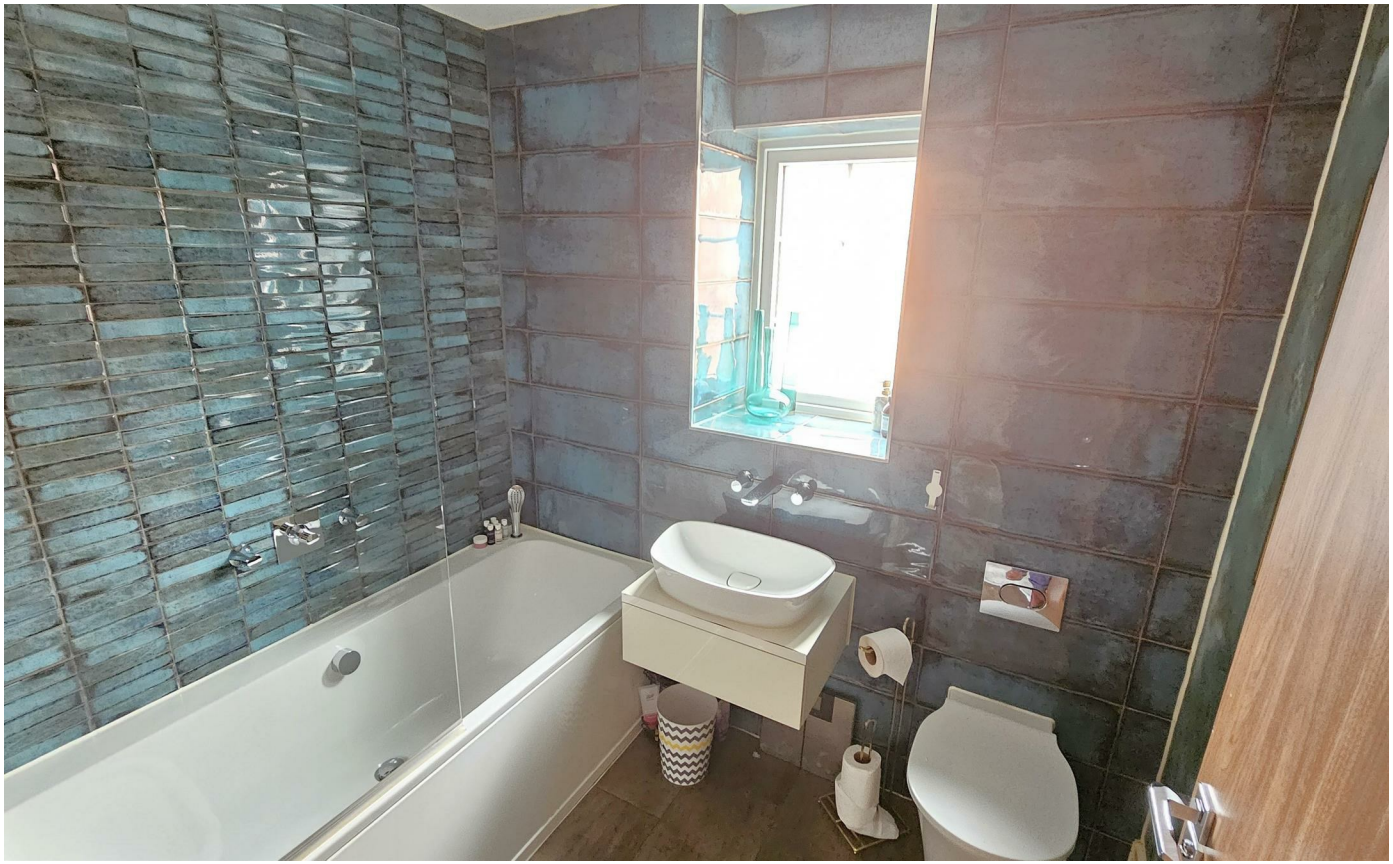
BEDROOM 3
9'2 x 9'0 (2.79m x 2.74m)
with a central heating radiator and a double glazed window overlooking the side of the property. Wardrobe recess.

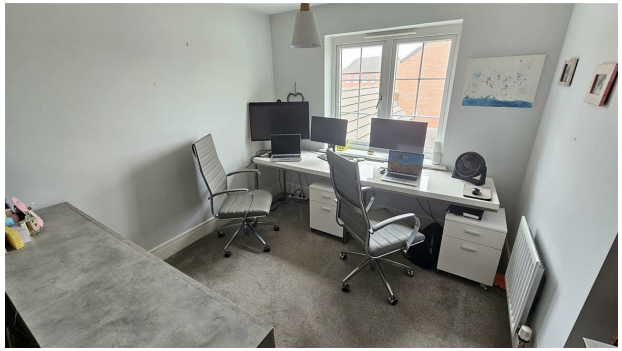
FAMILY BATHROOM
Double glazed window to the side, double ended bath with mixer tap, handset shower fitting, rain shower head and screen, low flush W.C. with concealed cistern, washhand basin with draw under, heated tower rail, fully tiled walls with ceramic floor tiles.











BEDROOM 4
7'6 x 7'3 (2.29m x 2.21m)
with a central heating radiator and a double glazed window overlooking the front of the property.

OUTSIDE - FRONT & DRIVEWAY
To the side there is a private driveway leading to single detached garage with an up and over garage. Towards the front door is a landscaped area of grey slate chippings and a pathway to the front door.











OUTSIDE - REAR

The rear garden has been created as a wonderful haven of relaxation with sensible landscaping to ensure a maintenance free garden, with an artifical grass lawned area which ensures a lush colour throughout the year, and with extensive patio areas for sunbathing, a sunken hot tub and the perfect designated BBQ area with seating... and fantastic privacy when compared to other properties within this price range.

Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!









With evening lighting throughout the rear garden, the area descends into a haven of complete calm and serenity once the hot tub lights are on as well. The property is being sold with the beneift of NO CHAIN to enable a speedy purchase for the right buyer... when do you wish to view?





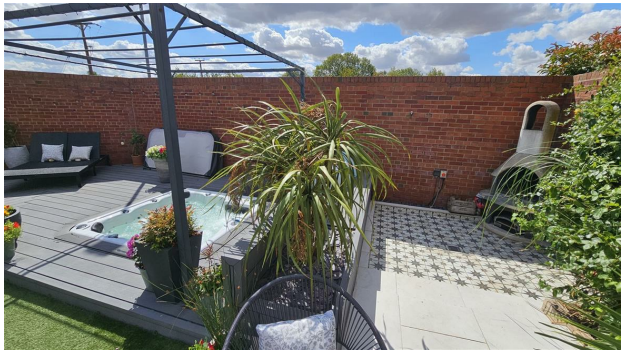




To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!









Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or **LET ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

Hammond Property Services
LET BY
01949 87 86 90
www.hammondpropertyservices.com
WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85
to arrange a suitable time for us to call out and to discuss what we do and how we do it!