



Abbey Close,
Aslockton, NG13 9AF

 **NEWTON**
FALLOWELL

Abbey Close,
Aslockton, NG13 9AF
Guide Price **£240,000**

Offered to the market is this three Bedroom, Semi-Detached Home. Located down a quiet cul-de-sac within the popular Village of Aslockton enjoying desirable school catchments, good road links, popular deli, church, community hall and a train station. Accommodation comprises: Entrance Hall, Living Room, Dining Room opening through to the Kitchen, Three Double Bedrooms, Family Bathroom, enclosed Garden and driveway providing off street parking. Council Tax Band -B. EPC Rating - D. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A lovely light and bright welcoming reception with stairs rising to the first floor and wooden and glazed doors to the Living Room and Dining Room.

Living Room

10'7" x 18'6" max (3.24 x 5.66 max)

UPVC double glazed window to the front elevation, uPVC double glazed French doors to the Conservatory, inset alcove storage and television point.

Conservatory

11'5" x 9'4" (3.48 x 2.86)

A good addition to this property is this uPVC double glazed Conservatory with sloping polycarbonate roof, contemporary wood effect flooring and uPVC double glazed French doors leading out to the Rear Garden.

Dining Room

10'4" x 10'9" (3.15 x 3.28)

Tiled flooring, uPVC double glazed French doors leading out to the Rear Garden, solid wooden door to the Ground Floor W.C. and open through to the Kitchen Area.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, tile effect flooring and wall mounted gas central heating boiler.

Kitchen

10'1" x 12'10" (3.08 x 3.93)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in appliance to include: Fridge, freezer, tumble dryer, dishwasher and electric fan assisted oven and grill with four ring gas hob and extractor fan over, space and plumbing for washing machine, uPVC double glazed window to the front elevation and continuation of the tiled flooring.

Landing

Two uPVC double glazed window to the front elevations, solid wooden doors to the Bedroom and Bathroom accommodation and having loft hatch.

Bedroom One

11'5" max x 13'11" max (3.50 max x 4.26 max)

UPVC double glazed window to the rear elevation and built-in storage cupboard.

Bedroom Two

10'4" x 10'11" (3.16 x 3.33)

UPVC double glazed window to the rear elevation.

Bedroom Three

10'4" x 7'2" (3.16 x 2.20)

UPVC double glazed window to the front elevation.

Family Bathroom

5'7" x 7'0" (1.71 x 2.15)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with shower over, tiling to all walls, wood effect tiled flooring, uPVC double glazed window to the side elevation and heated towel rail.



Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining, gravelled area, raised stone and railway sleeper beds, pedestrian access to the front of the property and timber shed ideal for storage.

Outside to the Front

There is a driveway providing off street parking for several vehicles and a small shaped lawn.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

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#>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



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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