



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



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**NG13 9AE**  
**£595,000**

Offered to the market is this unique and versatile detached home located within the desirable Village of Aslockton with popular school catchments and good road and transport links. This individual and contemporary family home has accommodation comprising: Entrance Hall with Oak flooring, contemporary Kitchen, Living Room with bi-fold doors, Second Reception Room / Ground Floor Bedroom, Ground Floor Bathroom, Utility Room, Three Bedrooms to the first floor, Master having En-Suite, First Floor Shower Room, landscaped Gardens and electrical gates to the front. Council Tax Band - C. EPC Rating - B. Freehold.

**Entrance Hall**

24'11" max x 20'11" max (7.62m max x 6.40m max)

A lovely welcoming L-Shaped Entrance Hall with Oak flooring, Oak doors to the ground floor accommodation, uPVC double glazed window to the side elevation and stairs rising to the first floor.

**Kitchen**

19'5" x 14'0" (5.92m x 4.27m)

Fitted with a contemporary range of base and wall mounted units with Granite work surface over, large central Island with Granite work surface and wine cooler, built-in Neff ceramic hob with contemporary stainless steel chimney hood over, twin Neff double ovens, integrated dishwasher, inset sink, space for American style fridge freezer, under floor heating and uPVC double glazed windows to the front and side elevations.



### Living Room

19'5" x 19'1" (5.92m x 5.84m)

A light and bright Primary Reception Room with Bi-Fold doors leading out to the Rear Garden and having Oak flooring.

### Utility

13'6" x 7'1" (4.14m x 2.18m)

Fitted with contemporary base units with wood effect laminate work surface over, space and plumbing for washing machine, space for tumble drier, wall mounted gas central heating boiler, uPVC double glazed windows to the front and side elevations and exterior door.

### Second Reception Room / Ground Floor Bedroom

19'5" x 12'4" (5.94m x 3.76m)

A versatile room which could be utilised for several purposes with Oak flooring and uPVC double glazed French doors with side panels leading out to the Rear Garden.

### Ground Floor Bathroom

6'11" x 6'3" (2.13m x 1.91m)

Fitted with a modern three piece suite comprising: Double ended bath set in a slate tiled surround with chrome mixer tap and independent shower handset, close coupled W.C. and pedestal wash basin. Chrome heated towel radiator, tiled flooring and tiling to wet areas and uPVC double glazed window to the side elevation.

### First Floor Landing

Pitched ceiling with Skylight window and Oak doors to the first floor accommodation.

### Master Bedroom

18'11" x 16'4" max (5.79m x 4.98m max)

A spacious Master Suite with uPVC double glazed window overlooking the Rear Garden, Velux Skylight window, built-in fitted wardrobes and door to the En-Suite.

### En-Suite

8'5" x 6'9" (2.59m x 2.08m)

Fitted with a three piece suite comprising: Double width shower enclosure with sliding glass screen and Mira wall mounted thermostatic shower mixer with handset and rose over, W.C and pedestal wash basin, tiling to wet areas, contemporary towel radiator and pitched ceiling with inset Velux Skylight.

### Bedroom Two

14'0" x 8'5" (4.27m x 2.57m)

UPVC double glazed window to the front elevation and part pitched roof.

### Bedroom Three

13'10" max x 8'5" max (4.24m max x 2.59m max)

UPVC double glazed window to the front elevation and part pitched roof.

### First Floor Shower Room

Fitted with a three piece suite comprising: Corner shower enclosure with sliding glass screen and chrome wall mounted thermostatic shower mixer with independent handset, W.C. and pedestal wash basin, tiling to wet areas and floor, wall mounted shaver point and inset Velux Skylight.

### Rear Garden

Immediately to the rear of the property is a good sized decked area ideal for entertaining and alfresco dining leading onto a shaped lawn with inset flourishing borders and further decked area to the rear of the garden. There is pedestrian access leading to the front.

### Outside to the Front

This property sits back from the road and is accessed via electrical vehicle gates leading onto a good sized driveway providing off street parking for several vehicles.

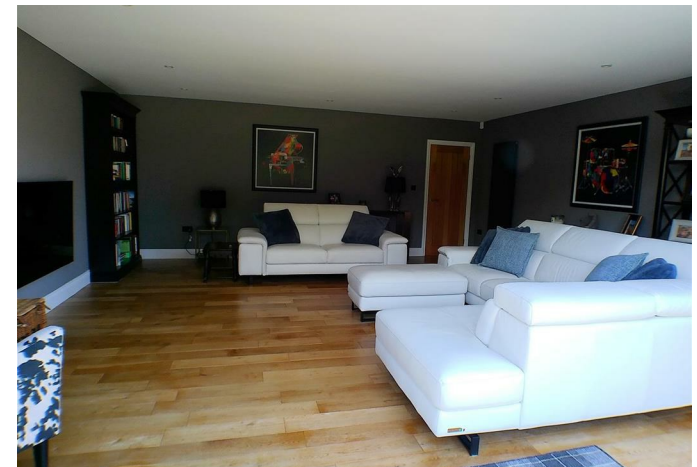
### Money Laundering Regulations

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.



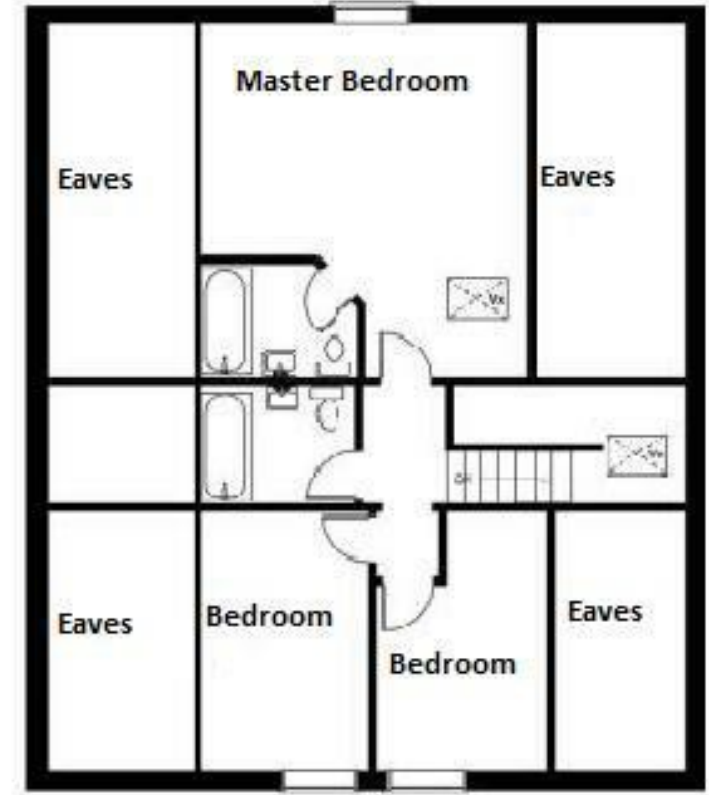




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

