



Thornfield Way,  
Aslockton, Nottinghamshire  
NG13 9DJ

**£299,950 Freehold**





THIS IS A LOVELY, ALMOST BRAND NEW THREE BEDROOM DETACHED PROPERTY SITUATED OVERLOOKING OPEN SPACE ON THIS PRESTIGIOUS DEVELOPMENT IN ASLOCKTON VILLAGE.

As you enter the Aslacr Park from Abby Lane you will see the property we are marketing on the left hand of this development overlooking open space at the front which provides a lovely open aspect as you look from the property. The development was carried out by Avant Homes over the past couple of and this particular three bedroom property is fairly unique within the development and offers an open contemporary feel to the ground floor living space and three good size bedrooms, the master bedroom having a luxurious en-suite shower room. We really believe this is a property which will appeal to a whole range of buyers who are in search of a new home with no work to carry out, set in a rural location, but still within easy reach of local amenities and facilities found in Aslockton village as well as in the market town of Bingham which is just over a mile away. For the extent and quality of the accommodation and the size and privacy of the South facing rear garden to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole property for themselves which will also allow them to see how well the property has been looked after by the current owners.

With the property only being approximately two years old, it is covered by the usual New Homes Builders guarantees and is constructed of an attractive facia brick to the external elevations all under a pitched style roof. The tastefully decorated accommodation derives all the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING and has an open plan feel to the ground floor with the reception hall which has a large double cloaks/storage cupboard leading into the open plan dining/living kitchen which is fitted with high quality wall and base units and integrated appliances and has high quality 'Kamdean' flooring which runs from the hallway through into the dining kitchen and into the utility room with ground floor w.c. The lounge/sitting room is positioned at the rear and from this living space there are bi-folding doors leading out to the private South facing landscaped gardens. To the first floor the spacious landing leads to the three good size bedrooms, the master bedroom having double built-in wardrobes and a luxurious en-suite shower room which includes a large walk-in shower. The main bathroom also has a luxurious finish with a contemporary white suite and contrasting tiling to the walls and is complete with a mains flow shower to the bath position. Outside there is a garden area at the front and a driveway to the left of the property which provides off the road car standing for two vehicles and from the drive there is a gate leading through to the rear garden. The rear Southerly garden has been landscaped by the current owners and has a large patio area to the immediate rear of the house which leads onto a brick edged lawned garden with beds to the side. There is a base provided for a shed or similar building and the garden is kept private by having fencing and brickwork to the boundaries. There is an outside water supply provided.

Aslockton village is a quaint village located to the East of Nottingham with a local rail station which provides easy access to and from Nottingham as well as Grantham if people need to connect to a main line station. There are local shops and facilities with a much wider range of shops and other amenities being found in nearby Bingham which is just over a mile away where there are schools for older children, healthcare and sports facilities etc. There are walks in the picturesque surrounding countryside and the Vale of Belvoir and in addition to the railway there are good transport links to Nottingham and via the A46 to Leicester and Newark and on the A52 to Grantham.





### Reception Hall

Composite front door with feature inset glazed panel, radiator, 'Kamdean' flooring extending through into the living/dining kitchen, cloaks/w.c., utility room and double cloaks cupboard.

### Lounge/Sitting Room

16'4 x 10'8 approx (4.98m x 3.25m approx)

Three sectional bi-folding doors extending across the rear of the property and providing access out to the South facing rear garden, feature wallpaper to one wall, radiator, TV aerial and power points.

### Living/Dining Kitchen

16'4 max reducing to 7'7 x 13'6 max approx (4.98m max reducing to 2.31m x 4.11m max approx)

The exclusively fitted living/dining kitchen has handleless finish units and includes a 1 1/2 bowl sink with mixer tap and four ring gas hob set in a work surface which extends to one wall with an integrated dishwasher, cupboards and extensive ranges of drawers beneath, oven, combination oven and warming drawer with cupboards below, shelving and cupboards above, integrated fridge/freezer, matching eye level wall cupboards with concealed hood to the cooking area, radiator, 'Kamdean' flooring, recessed spotlights to the ceiling and double glazed window to the front.

### Cloaks/w.c.

7'5 x 5'2 approx (2.26m x 1.57m approx)

This large ground floor w.c. has tiling to two walls and is tiled with a wall mounted hand basin with mixer taps and low flush w.c. with concealed cistern, 'Kamdean' flooring, radiator and recessed spotlights to the ceiling.

### Utility Room

This understairs area is used for storage and as a utility room and has a work surface with space beneath for an automatic washing machine/dryer, power points, lighting and 'Kamdean' flooring.

### First Floor Landing

Feature balustrade continued from the stairs onto the landing, double glazed window to the side, radiator, hatch to loft and airing/storage cupboard which houses the gas boiler.

### Bedroom 1

11'9 x 9' approx (3.58m x 2.74m approx)

Double glazed window to the rear, radiator, TV aerial and power points, double built-in wardrobes with sliding doors and radiator.

### En-Suite Shower Room

The luxurious en-suite shower room has a large walk-in shower with a mains flow shower system which includes an overhead rain shower and hand held shower and protective screen with tiling to three walls in the shower area, hand basin with mixer taps and two vanity drawers beneath and low flush w.c. with a concealed cistern, walls tiled by the w.c. and sink areas, built-in shelved vanity cupboard, tiled flooring, chrome heated ladder towel radiator and recessed spotlights to the ceiling.

### Bedroom 2

15'8 reducing to 10' x 9' approx (4.78m reducing to 3.05m x 2.74m approx)

Double glazed window to the front and radiator.

### Bedroom 3

8'8 x 7'2 approx (2.64m x 2.18m approx)

Double glazed window to the front and radiator.

### Bathroom

The luxurious main bathroom has a white contemporary suite and includes a panelled bath with mixer tap and overhead mains flow shower system with protective screen, low flush w.c. with concealed cistern and wall mounted hand basin with mixer tap and vanity drawer beneath, walls tiled to the bath, sink and w.c. areas, tiled flooring, chrome heated ladder towel radiator, opaque double glazed window, electric shaver point and recessed spotlights to the ceiling.

### Outside

At the front of the property there is a slabbed patio leading from the drive to the front door and there are slate chipped beds to either side which help keep maintenance to a minimum with box hedging to either side of the path taking you to the front door. To the left hand side of the property there is a driveway which provides off the road parking for two vehicles and there is a gate at the bottom of the drive which takes you to the rear garden. At the front of the property there is an open outlook over the fenced area of land which gives a lovely outlook from the front of the house. At the rear of the property there is a large slabbed patio area which leads onto a brick edged lawned garden which has borders to the sides and the whole garden is kept private by having fencing and brickwork to the boundaries. There also a Crane designed traditional shed which is part of their National Trust range and an outside water supply is provided.

### Directions

Take the A52 from Bingham and for approximately one mile take a signposted left hand turning to Scarrington and Hallsworth. Go over the railway crossing and then take a right hand turning into Abby Lane. Aslark Park is then on the right hand side.  
8229AMMP

### Council Tax

Rushcliffe Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 40mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

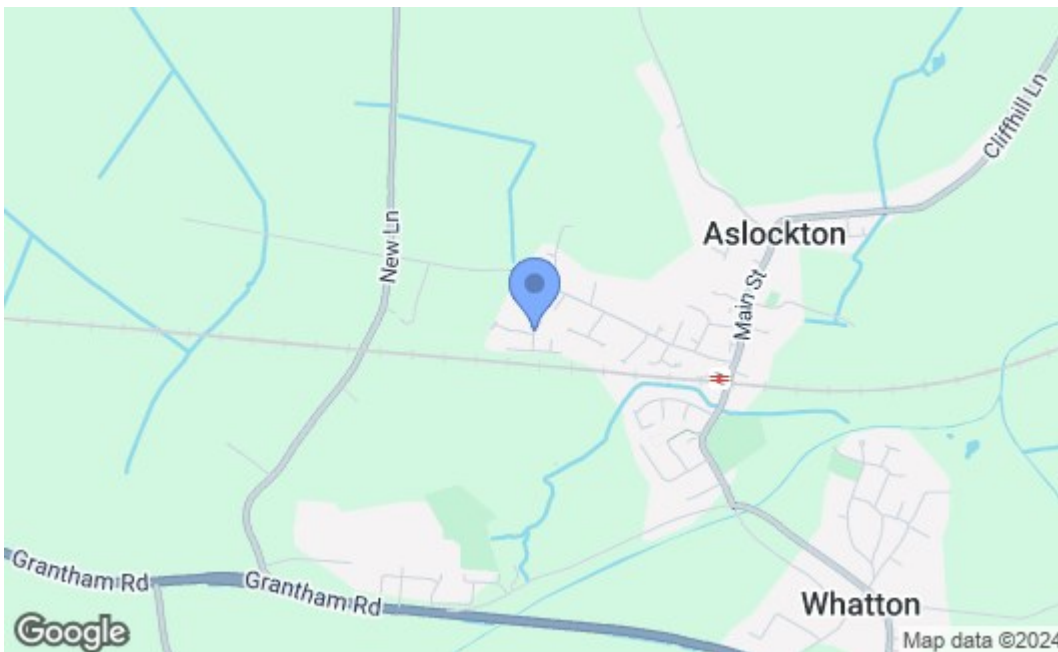
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			97
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.