



39 Thornfield Way, Aslockton,
Nottinghamshire, NG13 9DJ

£270,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this contemporary, semi detached home, originally completed by Avant Homes in 2018, offering around 1,000 sq.ft. of internal accommodation which has been well thought out and is tastefully presented with good quality fixtures and fittings.

The property is large enough to accommodate families particularly making use of the well regarded local school but would appeal to a wider audience, whether it be from single or professional couples or even those downsizing from larger dwellings and looking for a modern, efficient home, within a village setting.

The accommodation is tastefully presented throughout with relatively neutral decoration, UPVC double glazing, gas central heating and contemporary fixtures and fittings. It comprises an initial entrance hall leading through into a dining kitchen, full width sitting room with bifold doors into the rear garden and ground floor cloak room. To the first floor there are three bedrooms, the master of which benefits from ensuite facilities, and separate family bathroom.

As well as the internal accommodation the property occupies a pleasant level plot with a tandem length driveway and 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 BRICK AND TILED OPEN FRONTED STORM PORCH WITH FLAGGED PATHWAY LEADS TO THE MAIN ENTRANCE AND, IN TURN, INTO:

INITIAL ENCLOSED ENTRANCE HALL

Having a built in cupboard and further door leading through into:

INNER VESTIBULE



Having a spindle balustrade staircase rising to the first floor landing, useful under stairs utility cupboard beneath, central heating radiator and an open doorway leading through into:

BREAKFAST KITCHEN

14' max x 7'9" max (4.27m max x 2.36m max)



A tastefully appointed, well proportioned space having an aspect to the front and fitted with a generous range of contemporary wall, base and drawer units with a single run of preparation surfaces, inset sink and drain unit with swan neck mixer tap, integrated appliances including gas hob with concealed hood over, oven and microwave with warming drawer beneath, fridge freezer and dishwasher, room for a breakfast or dining table and double glazed window.

FROM THE INNER VESTIBULE A FURTHER OPEN DOORWAY LEADS THROUGH INTO:



SITTING ROOM

17' x 11' (5.18m x 3.35m)



A light and airy, well proportioned space flooded with light having bifold doors leading out into the rear garden and central heating radiator, the room being large enough to accommodate both a living and dining space.

RETURNING TO THE INNER VESTIBULE A FURTHER DOOR GIVES ACCESS INTO:

GROUND FLOOR CLOAK ROOM

7'8" x 5' (2.34m x 1.52m)

Having a contemporary suite comprising WC with concealed cistern and half pedestal washbasin, central heating radiator and contemporary tiling.

RETURNING TO THE INNER VESTIBULE A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



Having a built in airing cupboard, central heating radiator, double glazed window to the side and further doors leading to:

BEDROOM 1

11'11" (excluding wardrobe) x 8'11" (3.63m (excluding wardrobe) x 2.72m)



A well proportioned double bedroom benefitting from ensuite facilities having central heating radiator and double glazed window.

ENSUITE SHOWER ROOM

7'4" x 4'10" (2.24m x 1.47m)



Tastefully appointed with a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and ceiling mounted rainwater rose over, WC with concealed cistern and wall mounted vanity unit with washbasin and wall mounted mixer tap, contemporary tiled splash backs and integral storage cupboard and contemporary towel radiator.

BEDROOM 2

15'5" x 9'1" (4.70m x 2.77m)



A further double bedroom having aspect to the front with central heating radiator and double glazed window.

BEDROOM 3

9' x 6'11" (2.74m x 2.11m)



Having central heating radiator and double glazed window to the front.

FAMILY BATHROOM

7'4" x 6'10" (2.24m x 2.08m)



Tastefully appointed with a contemporary suite comprising panelled bath with wall mounted mixer tap, shower over and glass screen, WC with concealed cistern and wall mounted vanity unit with washbasin and wall mounted mixer tap, contemporary tiled splash backs, shaver point, towel radiator and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant position within this now established development, set back behind a relatively low maintenance frontage with purple slate chipping borders and central pathway leading to the front door. To the side of the property is a tandem length Tarmacadam driveway providing off road car standing and a timber courtesy gate giving access into the enclosed rear garden bordered in the main by feather edged board fencing having an initial paved and gravelled seating area, a central lawn and wood chipping play area to the foot.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

There is an annual service charge for management and maintenance of the communal grounds and public liability (Gateway Property Management Ltd). We understand the charge at time of instruction is £395.86

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:-

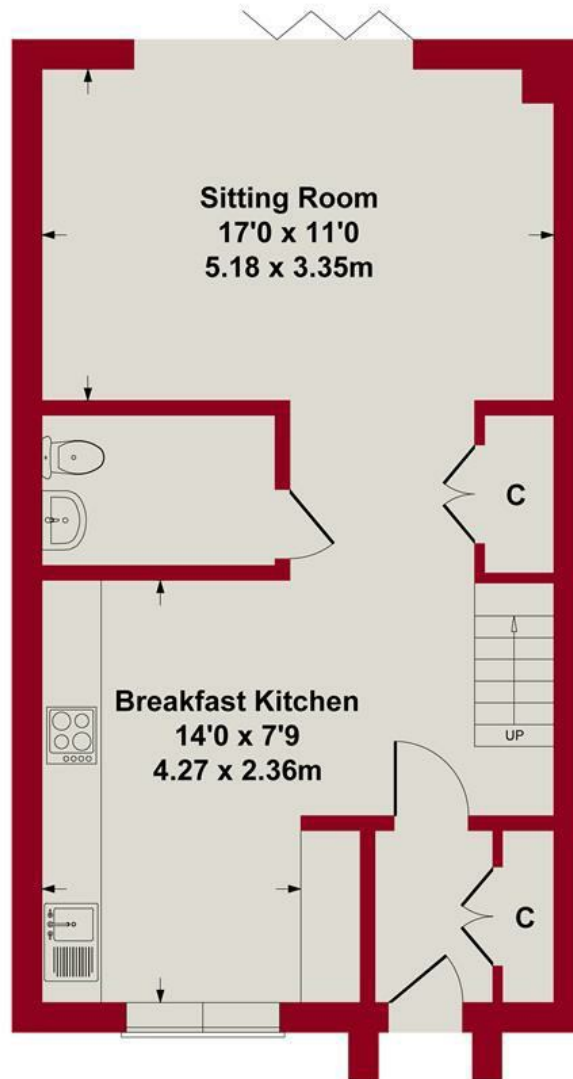
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

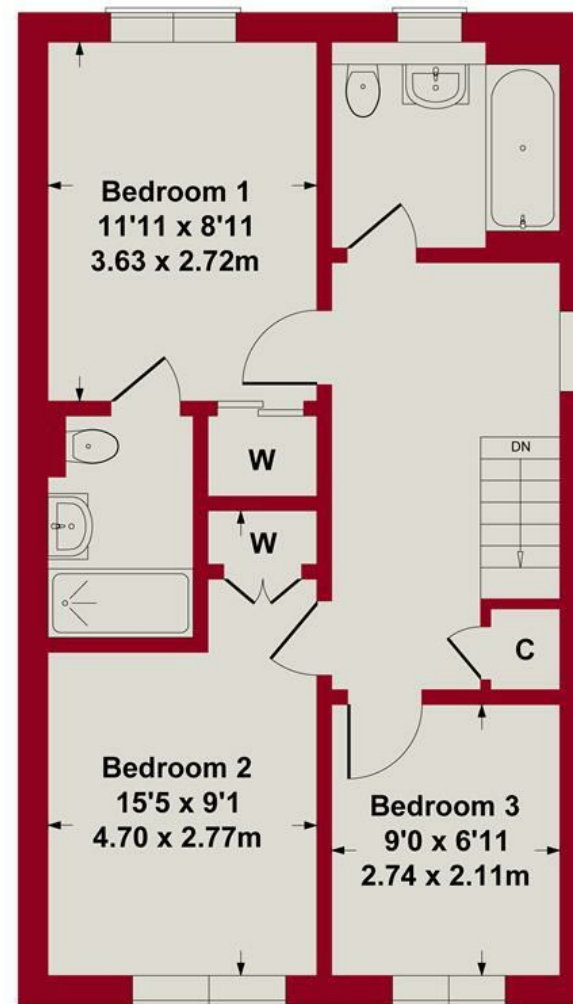
<https://reports.ofsted.gov.uk/>

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.

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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		
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



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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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