



**13 Birch Close, Aslockton, Nottinghamshire,  
NG13 9DL**

**£595,000**  
**Tel: 01949 836678**

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

We have pleasure in offering to the market this tastefully presented detached contemporary home originally completed by Avant Homes in 2018 to their well thought out Langham design which boasts 5 bedrooms, 2 ensuites and main bathroom as well as a spacious ground floor with large L-shaped open plan living/dining kitchen with attractive walk-in bay window and access out into the rear garden. In addition there is a well proportioned dual aspect sitting room with a contemporary solid fuel stove. The property is tastefully decorated throughout and benefits from UPVC double glazing and gas central heating.

The property would be perfect for families particularly making use of the well regarded local school and is tucked in a cul-de-sac setting, offering a good level of off road parking to the front and double garage, with pleasant landscaped enclosed garden to the rear.

Internally the property offers a light and airy feel with an excellent level of flowing accommodation, and perfect for todays way of living and entertaining. Comprising of an initial spacious entrance hall with attractive contemporary glass and oak turning staircase rising to a galleried landing, ground floor cloakroom, well proportioned sitting room, superb living kitchen fitted with a generous range of units and integrated appliance, useful utility. To the first floor are five bedrooms including an impressive master suite with initial walk-through dressing area, generous ensuite bathroom and large walk-in dressing room. The second bedroom also boasts ensuite facilities, and there is a separate family bathroom.

Viewing is the only way to truly appreciate both the location and accommodation on offer.

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder, 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.

CANOPIED PORCH WITH INSET DOWNLIGHTERS AND FLAGGED STEP AND COMPOSITE CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO THE INITIAL;

#### ENTRANCE HALL

11'4 x 11'9 (3.45m x 3.58m)

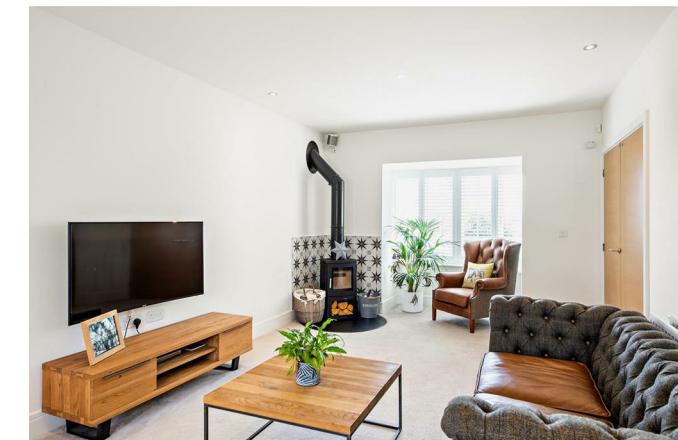


A well proportioned initial entrance vestibule having attractive contemporary glass turning staircase rising to the first floor landing, useful under stairs storage cupboard, central heating radiator, inset downlighters to the ceiling.

Further doors leading to;

#### SITTING ROOM

21'10 x 11'5 (6.65m x 3.48m)



A well proportioned light and airy reception benefitting from windows to two elevations, including attractive walk-in bay window to the front. Focal point of the room is a solid fuel stove with slate effect hearth and tiled surround, inset downlighters to the ceiling, central heating radiator.



A pair of double doors give access through into the;

## DINING AREA OF KITCHEN

22'4 max x 21'9 max (6.81m max x 6.63m max)



A fantastic well proportioned open plan everyday living/entertaining space, benefitting from bi-fold doors leading out into the enclosed rear garden. Comprising of an initial dining area leading through into a living space and in turn into the contemporary kitchen. Having two central heating radiators, door returning to the main entrance hall and bi-fold doors to the rear.

Opening out into the;

## LIVING AREA OF KITCHEN



Having double glazed window over looking the rear garden.

Open Plan to the;

## KITCHEN



Tastefully appointed with a generous range of gloss fronted wall, base and drawer units, three-quarter height larder unit, two runs of work surfaces including a central island unit, main surface area having inset stainless steel bowl, sink and drainer unit with chrome swan neck mixer tap, under unit lighting, integrated appliances including four

ring gas hob, concealed hood over, fan assisted oven, combination microwave, warming drawer, fridge, freezer and dishwasher, inset downlighters to the ceiling, central heating radiator.

Further door leading to;

## UTILITY ROOM

9'4 x 5'0 (2.84m x 1.52m)



Having fitted base unit with work surface over and inset stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine, cloaks hanging area, attractive tongue and groove effect panelling, bench seating, central heating radiator, wall mounte gas boiler, double glazed window to the side.

## CLOAKROOM

5'9 x 5'0 (1.75m x 1.52m)

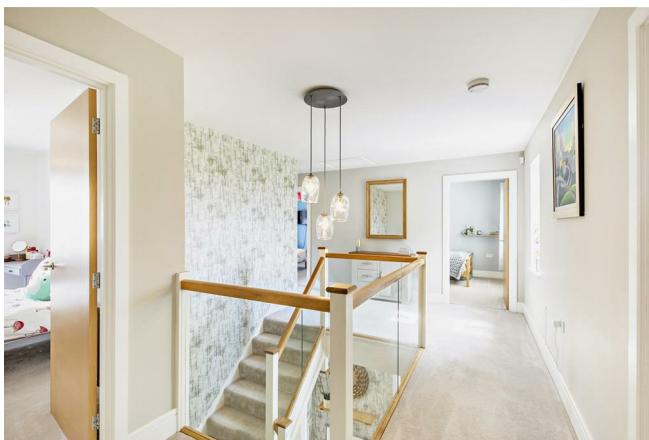


Having a contemporary suite comprising of wall mounted half pedestal wash basin with chrome mixer tap, WC with concealed cistern, central heating radiator, inset downlighters to the ceiling, double glazed window.

FROM THE ENTRANCE HALL, AN ATTRACTIVE TURNING STAIRCASE WITH GLASS AND OAK BALUSTRADE RISES TO THE;

## FIRST FLOOR LANDING

17'8 x 10'6 max (5.38m x 3.20m max)



A light and airy space having aspect to the front, access to

loft space, central heating radiator.

Further doors leading to;

## MASTER SUITE

A fantastic well proportioned suite extending to almost 320 sq ft of floor space, comprising of an initial walk-through dressing area, access to ensuite shower room and leading into the double bedroom and walk-in wardrobe.

## WALK THROUGH DRESSING AREA

Having inset downlighters to the ceiling, central heating radiator.

Leading through into the;

## DOUBLE BEDROOM

19'1 x 13'7 (5.82m x 4.14m)



With dual aspect, part pitched ceiling, inset downlighters, skylight to the rear, attractive walk-in double glazed dormer window to the front.

## WALK-IN DRESSING ROOM

15'1 max x 5'5 (4.60m max x 1.65m)

An excellent space providing a good level of storage having fitted hanging rails with storage shelf over, inset downlighters to the ceiling, skylight to the rear.

## ENSUITE SHOWER ROOM

7'11 x 7'0 (2.41m x 2.13m)



Tastefully appointed with a contemporary suite comprising of large double width shower enclosure with glass screen, wall mounted digital shower mixer and ceiling rose over, close coupled WC with concealed cistern, vanity unit with over mounted wash basin and wall mounted mixer tap, contemporary towel radiator, part pitched ceiling, inset downlighters and skylight.

## BEDROOM 2

14'1 x 8'9 max (4.29m x 2.67m max)



A double bedroom benefitting from ensuite facilities and

built-in wardrobe, central heating radiator, double glazed window over looking the rear garden.

Further door leading to;

#### ENSUITE SHOWER ROOM

8'2 x 4'3 (2.49m x 1.30m)



Tastefully appointed with a contemporary suite comprising double width shower enclosure with glass screen, wall mounted digital shower mixer with ceiling mounted rose, further independent shower handset, half pedestal wall mounted WC with concealed cistern with useful storage cupboard above, vanity unit with over mounted wash basin with chrome tap, inset downlighters to the ceiling, contemporary towel radiator, double glazed window to the side.

#### BEDROOM 3

11'4 max x 9'8 (3.45m max x 2.95m)



A further double bedroom with aspect to the front, useful alcove ideal for free standing furniture, central heating radiator, double glaze window.

#### BEDROOM 4

12'0 x 9'9 max (3.66m x 2.97m max)



A double bedroom having useful alcove ideal for free standing furniture, central heating radiator, double glazed window over looking the rear garden.

#### BEDROOM 5

10'7 max x 10'0 max (3.23m max x 3.05m max)



Currently utilised as a first floor office, but would make an ideal childs single bedroom, or dressing room having pleasant aspect into the rear garden, central heating radiator, double glazed window.

#### BATHROOM

7'1 x 5'11 (2.16m x 1.80m )



Having a contemporary suite comprising of double ended panelled bath with wall mounted mixer tap and shower handset, additional shower rose over, glass screen, wall hung WC with concealed cistern, vanity unit with over

mounted wash basin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling, double glazed window.

#### EXTERIOR

The property occupies a delightful location tucked away in this now established development on a no-through close with pleasant aspect across to green areas to the side. The double width driveway provides ample off road parking and leads to the integral double garage. The remainder of the garden is partly lawn with low maintenance stone chipping borders with established shrubs.

#### DOUBLE GARAGE

18'10 x 16'11 (5.74m x 5.16m)



Having double width electric up and over doors, power and light, courtesy door to the rear.

#### GARDEN



A pathway to the side of the property gives access into the rear garden which is enclosed to all sides making it a secure area for pets and children, making it ideal for families, and having a large composite decked area providing a substantial outdoor seating/entertaining area, and with a further flagged pathway and terrace at the foot with raised timber edge borders, central lawn and established trees and shrubs.



#### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band F

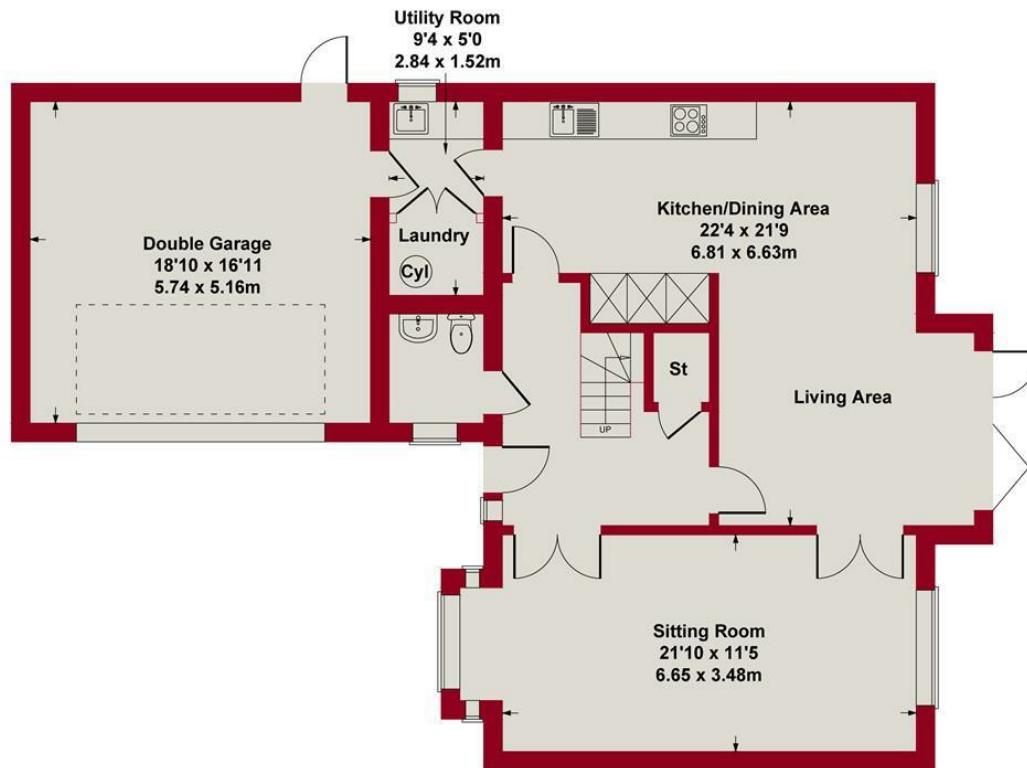
#### TENURE

Freehold

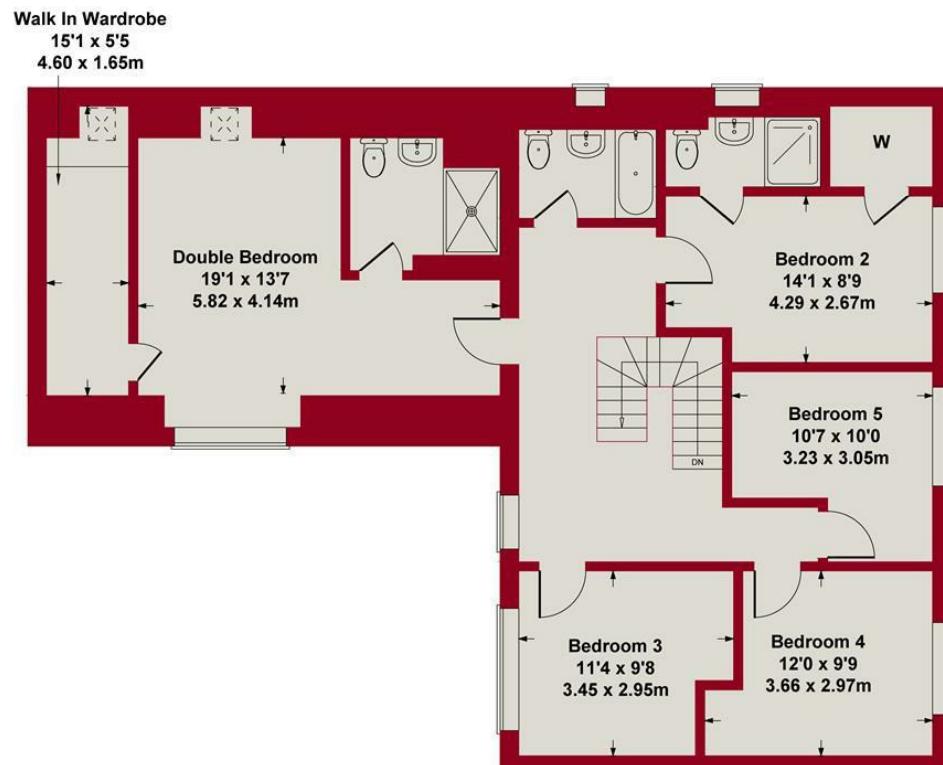
#### IMPORTANT NOTICE

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

Approximate Gross Internal Area  
2303 sq ft - 214 sq m



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	86	93
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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