



Hammond
Property Services

FOR SALE

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NG13 8AR

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**14 ABBEY CLOSE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AF**

£190,000

The property WILL BENEFIT FROM the following improvements

- * New kitchen * New bathroom
- * New central heating * New wiring
- * New windows * New carpets
- * New doors * New skirtings & architrave
- * New décor * Extension to the rear?

For those not familiar with the area, Aslockton is one of the most requested villages within the Vale of Belvoir area. It enjoys typical village amenities including a The Cranmer Arms Public House, Delicatessen and Convenience Store, Outstanding (OFSTED 2024) Archbishop Cranmer Church of England Academy Primary School for 4 to 11 year olds, Pre-school, Railway Station with links to Nottingham & Grantham.

There is the added bonus of the large and easy to maintain 'blank canvas' garden to the rear which will also benefit from imaginative works and allows scope for the extending of the kitchen and lounge areas to create that open plan kitchen arrangements that everyone is looking for or to knock through into the side store rooms!

This three bedroom home offers an excellent level of accommodation, perfect for a wide range of prospective purchasers including professional couples, young families who may well relocate into the village making use of the local school's excellent reputation but also those possibly downsizing from considerably larger dwellings requiring and wish to take on the refurbishment project.

The property is set back from Abbey Close with attractive established gardens to the front and rear. Internally the property comprises an initial entrance hall, well proportioned and open plan dining lounge with a separate breakfast kitchen with attractive views to the rear and a very useful pantry. To the first floor there are three very well proportions bedrooms and a three piece bath room.

The asking price has been set to bring about alot of interest in a short period and to esnure a sale is agreed within the first four weeks of marketing... when do you wish to view?

14 ABBEY CLOSE, ASLOCKTON, NOTTINGHAMSHIRE NG13 9AF

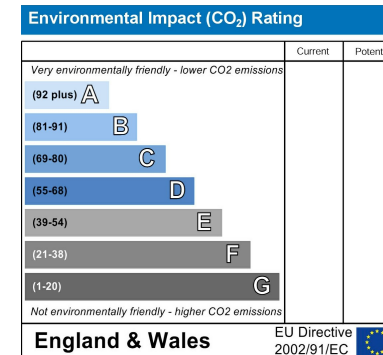
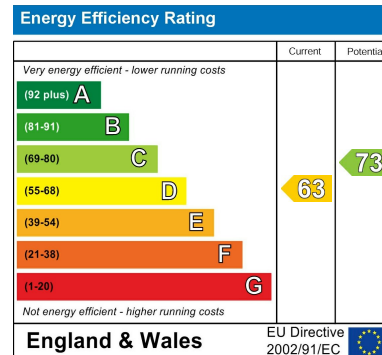


DIRECTIONAL NOTE From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and Scarrington. Proceed over the level crossing and continue along this road, before taking the first right hand turning which is sign-posted Aslockton onto Abbey Lane. Proceed approximately half a mile and the property will be found on the left hand side; clearly denoted by our Hammond Property Services For Sale board.

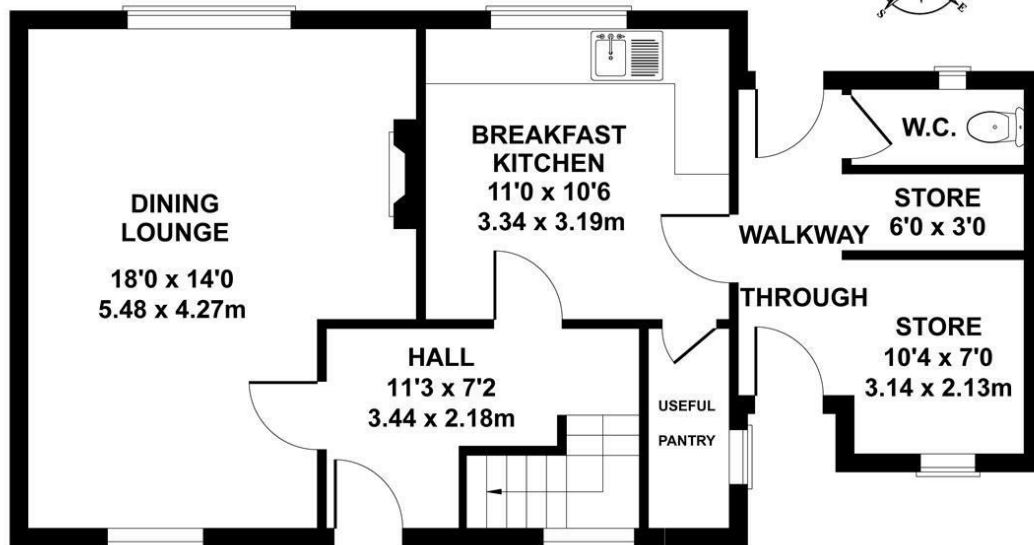
For Sat Nav use Post Code: NG13 9AF

Council Tax Band

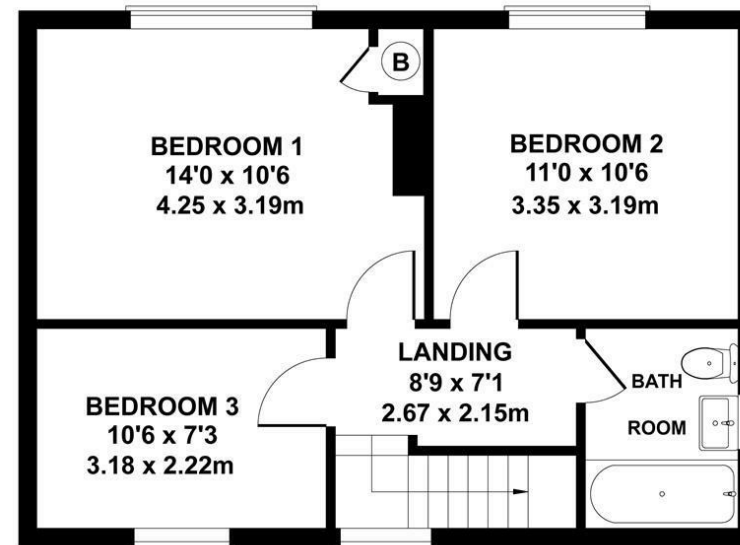
B



Approximate Gross Internal Area
1044 sq ft - 97 sq m



Not to Scale.
For Illustrative Purposes Only.



More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away and these include a new Leisure Centre with both an indoor pool & state of the art Gymnasium, secondary schooling, range of local shops, doctors and dentists. The village is also conveniently placed for the A46 & A52 which provide access to all surrounding centres.

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, to exchange the sounds of sirens with bird song, Abbey Close should be high on your viewing list!

There is no doubt one of the main selling features of the property is its attractive location situated towards the edge of this popular village with plenty of neighbouring fields for dog walks and fresh air, as well as a delightful and enclosed garden to the rear.

The property is being offered with the benefit of NO CHAIN for those wishing for a speedy completion.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

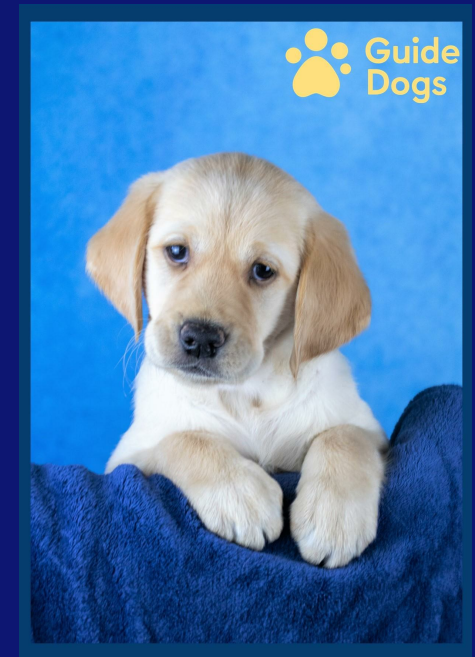
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Entrance door into the

HALLWAY

11'3 x 7'2 (3.43m x 2.18m)
with a central heating radiator and
stairs to the first floor.

DINING LOUNGE

18'0 x 14'0 (5.49m x 4.27m)
with two central heating radiators and
double glazed windows to the front
and rear. A feature fireplace with a
hearth and surround.





BREAKFAST KITCHEN

11'0 x 10'6 (3.35m x 3.20m)
with a central heating radiator and a double
glazed window overlooking the extensive rear
garden. Useful pantry.

VERY USEFUL PANTRY

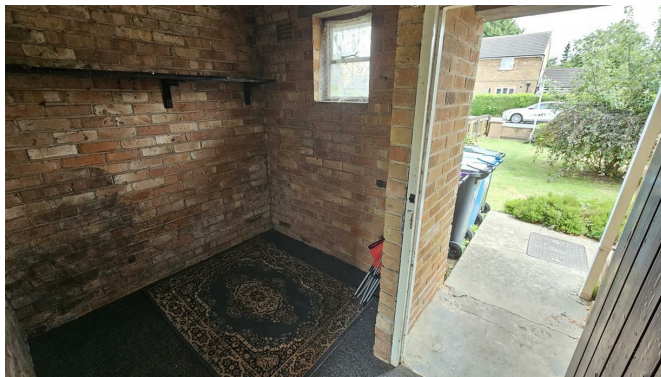
with a window to the side.





OUTBUILDING / WALKWAY / TWO STORES
10'4 x 7'0 & 6'0 x 3'0 (3.15m x 2.13m & 1.83m x 0.91m)
with two storage areas and with access doors to both the front and rear gardens.

W.C.
with a high flush W.C. and a double glazed window.





LANDING

with a double glazed window to the front and doors to the following rooms.

BEDROOM 1

14'0" x 10'6" (4.27m'0.00m x 3.20m)
with a central heating radiator and a double glazed window to the rear. Useful boiler cupboard.

BATHROOM

with a panelled bath and shower over, a low level flush W.C, wash hand basin and double glazed window to side elevation.





BEDROOM 2

11'0 x 10'6 (3.35m x 3.20m)
with a central heating radiator and a
double glazed window to the rear.

BEDROOM 3

10'6 x 7'3 (3.20m x 2.21m)
with a central heating radiator and a
double glazed window to the front.





OUTSIDE - FRONT

The property is set back from Abbey Close with an open and well-established frontage featuring mature shrubs and plantings that provide both colour and texture.





OUTSIDE - REAR

The rear garden is a true delight! A haven of tranquility and includes a lawn with mature, well established borders and fencing. A blank canvas for the right buyer who wishes to create their own dream garden that enjoys plenty of sunshine - for those who enjoy al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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LET BY

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!