



Hammond
Property Services

FOR SALE

01949 87 86 85

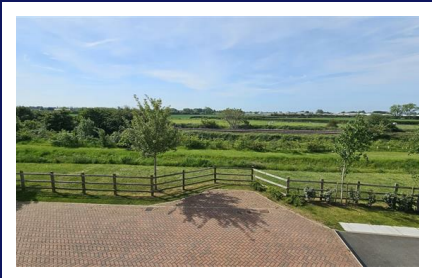
www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**14 BIRCH CLOSE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9DL**

£400,000

*** SALE AGREED BEFORE FULL MARKETING & WEBSITES *** -

Good, old-fashioned Estate agency at its best! This Tetbury design house style by Avant Homes was recently completed to a superior standard with many of the usual upgrades being fitted as standard throughout... hence the speed at which the Development was first reserved.

A stunning four bedroom detached home situated in the quiet & sought-after village of Aslockton. The property is beautifully presented & offers spacious living accommodation. Comprising an open plan Kitchen Diner with Family Area, Lounge, W.C. cloakroom & utility, Home Office / Playroom / Snug Master bedroom with En-suite Shower Room, Family Bathroom, three further bedrooms and fully enclosed Garden with a driveway to the side for two cars & leading to the Single Garage.

WALLS UP, WALLS DOWN' - The owners have created the perfect solution for those requiring more LIVING space... from the sleek bi-fold doors of the kitchen, the owners have added an ingenious living space with the fitting of a 'walls up, walls down' room with a 'vented or closed' roof... and all at the touch of remote control buttons from a keypad! In the winter... another room with an internal heater. In the summer, a shelter from the rays of the sun... such a clever way of adding more living space to the home.

The Property is being offered with the benefit of NO CHAIN for those buyers looking for a speedy purchase.

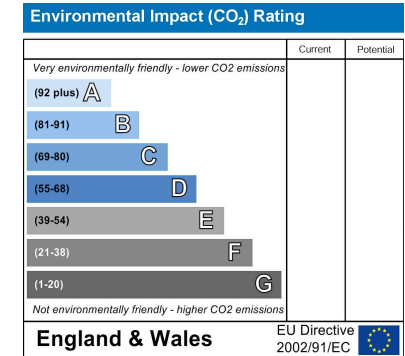
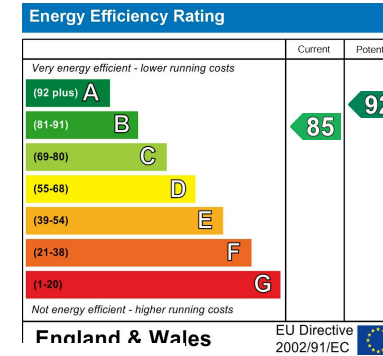
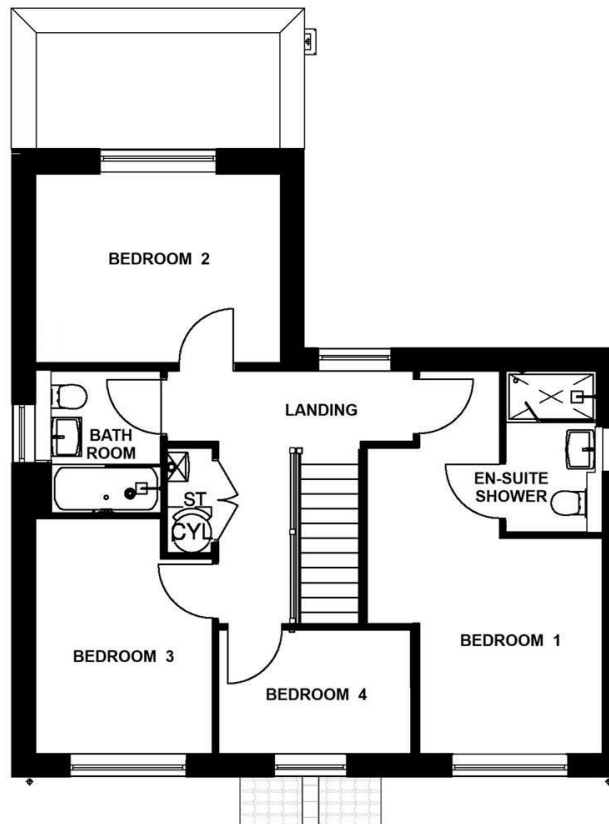
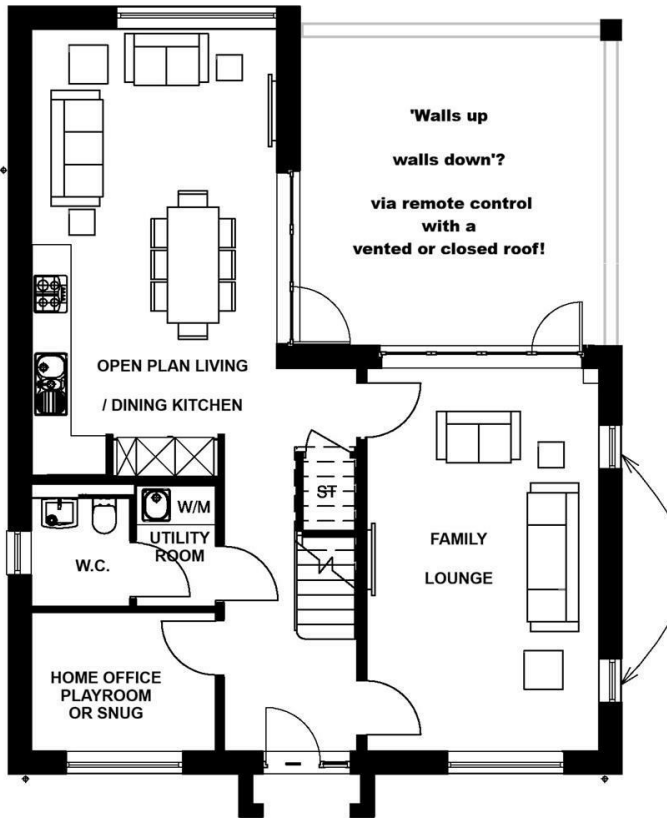
The village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall, local Pub; the venue for many local activities, excellent sports facilities with cricket and football pitches.

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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. Continue along this road to take the first right hand turning which is sign posted Aslockton onto Abbey Lane. Proceed approximately half a mile and turn first right into Thornfield Way and the property is located on the right hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9DL



Council Tax Band E

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.

There is an Annual Service Charge of £377.54 for the Development which covers the maintenance of the Lanscaped Areas, Public Liability Insurance, Health & Safety, Site Inspections etc. This amount is paid in two instalments of £188.77 (last paid in April 2026)

N.B. Solar Panels are owned outright and return an income between £10 / £100 a month, depending upon the sunshine and this is based on 12p a KW via a tariff currently with Octopus Energy.

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

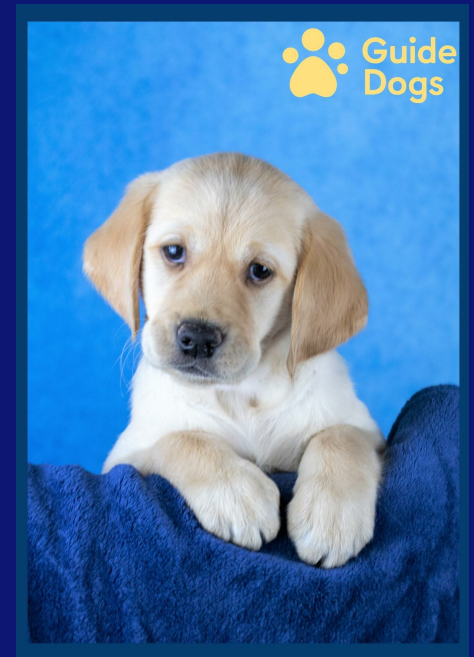
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Double glazed entrance door into the

RECEPTION HALLWAY

19'6 x 6'8 (5.94m x 2.03m)

Under stairs storage cupboard & Utility cupboard with space & plumbing for washing machine & dryer. Central heating radiator, Stairs to first floor.

LOUNGE

19'6 x 12'0 (5.94m x 3.66m)

with two central heating radiators and a double glazed window to the front with louvred blinds.

HOME OFFICE / PLAYROOM / SNUG

9'6 x 7'0 (2.90m x 2.13m)

with a central heating radiator and a double glazed window to the front with louvred blinds.





OPEN PLAN LIVING DINING KITCHEN

20'8 x 12'6 (6.30m x 3.81m)

Double glazed window to front, Range of wall & base units with work tops over, Four ring gas hob with extractor over, Integrated electric oven & Microwave oven, Dishwasher, Fridge & Freezer, Central heating radiator. Open plan through to family area with Bi folding door out to the 'WALLS UP, WALLS DOWN' room and the sunny garden.





'WALLS UP / WALLS DOWN'

From the sleek bi-fold doors of the kitchen, the owners have added an ingenious living space with the fitting of a 'walls up, walls down' room with a 'vented or closed' roof... and all at the touch of remote control buttons from a keypad! In the winter... another room with an internal heater. In the summer, a shelter from the rays of the sun... such a clever way of adding more living space to the home.

UTILITY & CLOAKROOM

a base unit with surface over and inset square sink, plumbing for washing machine, central heating radiator, inset downlighters and open doorway leading into the

CLOAKROOM / W.C.

low flush W.C. with concealed cistern, wall mounted Sottini wash basin, central heating radiator and UPVC double glazed window to the side.





LANDING

Double glazed window to front, loft access, airing cupboard with boiler, central heating radiator

MASTER BEDROOM 1

19'6 x 9'4 (5.94m x 2.84m)
with a walk-through dressing area housing the triple wardrobe and a double glazed window to rear, central heating radiator.

EN-SUITE SHOWER ROOM

Double glazed obscure window to the side, walk-in double shower, low level W.C. with concealed cistern & washhand basin with storage draw under, heated towel rail, Ceramic floor and wall tiling.





BEDROOM 2

12'6 x 9'6 (3.81m x 2.90m)

Double glazed window to the rear, central heating radiator, triple sliding door wardrobes.

BEDROOM 3

12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to the front, central heating radiator, two sliding door wardrobes.

FAMILY BATHROOM

Double glazed window to the side, double ended bath with mixer tap, handset shower fitting, rain shower head and screen, low flush W.C. with concealed cistern, washhand basin with draw under, heated tower rail, fully tiled walls with ceramic floor tiles.





BEDROOM 4

10'0 x 6'4 (3.05m x 1.93m)

Double glazed window to the front, central heating radiator.

OUTSIDE - FRONT

Shared and block paved driveway to the front of the small cul-de-sac and number 14 is the last but one before the end. A private driveway to the right hand side for numerous vehicles and leading to the GARAGE with its electric roller-shutter door, power & lighting. Path to front door with lawn to either side and with small shrubs. Gated side access from driveway to rear garden. Open views to the front.





OUTSIDE - REAR

Fully enclosed and private landscaped rear garden with the patio area and with a further seating area of decking from which to enjoy the last drops of Merlot at the end of an evening. Electric point to rear of the property facing the patio seating area. The rear garden is mainly laid to lawn with gated access to side of property leading to driveway. Outside tap and a soft chippings play area at the rear of the garage.





OUTSIDE - 'WALLS UP / WALLS DOWN'

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