

FOR SALE

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**5 SMITE CLOSE, WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9FU**

£219,950

5 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FU

Situated in the well sought after location of Whatton in the Vale, this excellent dormer bungalow is a fantastic opportunity. The home offers a good cul-de-sac position along with the benefit of having a south westerly facing rear garden.

The generous upgrading throughout includes the central heating boiler, carpeting, new wiring, new windows, new blinds and made to measure slatted shutters and thick curtains. The décor is clean and neutral... all ready to move in, put your furniture down and... do nothing!

The accommodation comprises a lounge, a kitchen with dining area along with a double bedroom and very generous bath & shower room to the ground floor. To the first floor there is the very spacious, light and airy second bedroom which is much larger than most, easily allowing it to be split into two rooms; much like other similar properties on the street.

To the outside of the property is a driveway which allows space enough for multiple vehicles leading onto the single detached garage. Both the front and rear gardens are mainly laid to lawn with plenty of scope for the addition of colour... but the privacy is overwhelming as is the sense of light due to the south facing aspect.

The property is being offered with the added benefit of NO CHAIN.

As its name suggests, Whatton in the Vale, stands at the head of the highly regarded Vale of Belvoir with its lovely country walks and gentle relaxed atmosphere. The village is unspoilt and nearby Aslockton, which is just two minutes walk away, has a village pub, a village shop/post office and Archbishop Cranmer Church Of England Primary School.

The village is located just off the A52 which allows access to Nottingham and Grantham whilst the nearby Saxondale junction allows easy access to the improved A46. Aslockton also has a railway station allowing access to the main east coast rail route to London King's Cross Station via Grantham.

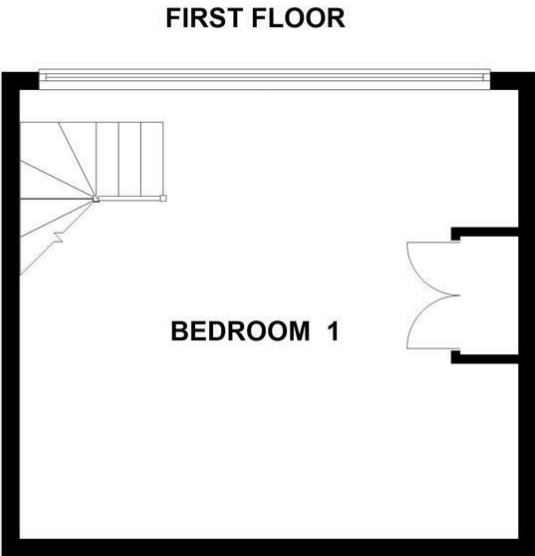
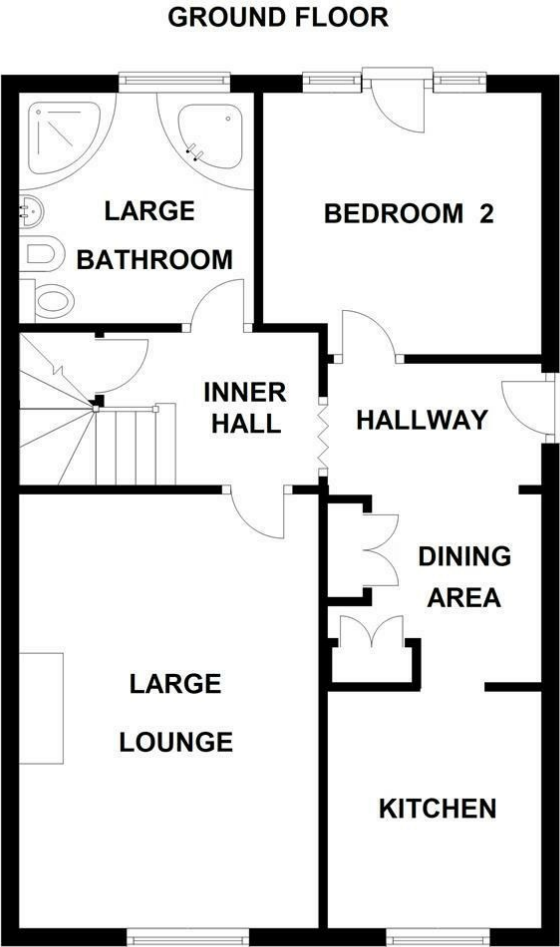
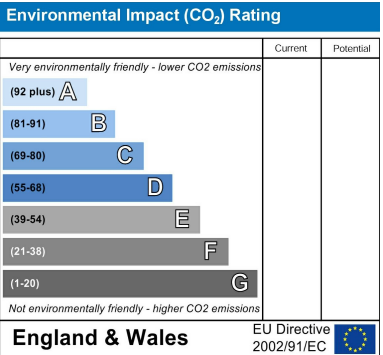
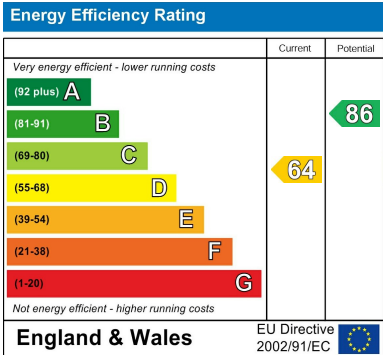


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn left as signposted to Aslockton. Take the second on the left into Cottage Avenue and first right into Smite Close, where 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 9FU**

Council Tax Band

C



This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.



Upvc side entrance door into the

DINING HALLWAY

with a double glazed window and a central heating radiator. built in storage cupboards.

KITCHEN

9'0 x 8'0 (2.74m x 2.44m)

with a double glazed window and a central heating radiator. Work surfaces to two sides with drawers and cupboards under. Four ring gas hob with extricator fan over. Tile effect flooring. Single drainer sink unit with stylish mixer tap.





INNER HALLWAY
with a useful understairs cupboard.

LARGE LOUNGE
16'0 x 12'0 (4.88m x 3.66m)
with a double glazed window and a
vertical panel central heating radiator.
Built-in storage shelving. TV stand.





LARGE BATH & SHOWER ROOM

8'8 x 8'8 (2.64m x 2.64m)

with a double glazed window and a vertical central heating towel radiator. With a five piece suite including corner jet bath, corner shower cubicle, pedestal wash basin, low flush W.C. and separate bidet. Recessed lighting.

BEDROOM 2

10'4 x 9'9 (3.15m x 2.97m)

with a double glazed windows and central door leading to the rear garden. A vertical central heating panel radiator.





STAIRS TO THE FIRST FLOOR

OPEN PLAN BEDROOM AREA

18'6 max x 16'8 max (5.64m max x 5.08m max) with a double glazed windows overlooking the rear garden. Two central heating radiators. Eaves storage cupboards and built-in cupboard housing the boiler. Recessed lighting.





OUTSIDE

To the outside of the property is a driveway which allows space enough for multiple vehicles leading onto the single detached garage. Both the front and rear gardens are mainly laid to lawn with plenty of scope for the addition of colour... but it is the privacy to the rear that is overwhelming as is the sense of light due to the south facing aspect. To the rear is the GARAGE and secure storage and garden shed.

