



7 The Capes, Aslockton,
Nottinghamshire, NG13 9AZ

£280,000
Tel: 01949 836678

 **RICHARD
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We have pleasure in offering to the market this detached home tucked away in a small cul de sac setting, on a pleasant established plot within this popular village.

The property benefits from UPVC double glazing and gas central heating as well as photo voltaic panels which provide not only an element of demand for electric within the property but also a fixed tariff providing additional income.

The property benefits from modern fixtures and fittings with updated kitchen, bathroom and ensuite and comprises initial entrance hall leading through into a generous dual aspect sitting room with access out into the rear garden and open archway into a formal dining room which is located next to the kitchen.

To the first floor there are three bedrooms, the master benefitting from ensuite facilities as well as the separate family bathroom.

The property occupies a pleasant position towards the end of the close with driveway and garage, pleasant garden at the rear which is relatively generous by modern standards and offers a good degree of privacy.

Overall viewing comes highly recommended to 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, 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, 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 GRP ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

8'9 x 4'5 (2.67m x 1.35m)

Having oak flooring with initial inset bristle mat, central heating radiator, staircase rising to the first floor and door to:

SITTING ROOM

19'3 x 13'1 (5.87m x 3.99m)



A well proportioned reception benefitting from a dual aspect with UPVC double glazed window to the front and sliding patio door to the rear, the focal point of the room is the exposed brick chimney breast with live flue, inset Jetmaster fire currently configured as a gas fired grate but can be changed to a live fireplace, two central heating radiators and open arched doorway into:

DINING ROOM

13'4 x 8'9 (4.06m x 2.67m)



Having double glazed window overlooking the rear garden, central heating radiator and door to:

KITCHEN

10'1 x 9'5 (3.07m x 2.87m)



Appointed with a range of wall, base and drawer units, granite effect laminate preparation surfaces, inset resin sink and drainer unit, tiled splashbacks. Integrated appliances include stainless steel finish four ring gas hob with concealed extractor over and single oven beneath, plumbing for washing machine and dishwasher, space for free standing fridge freezer, tiled floor, central heating

radiator, UPVC double glazed window to the front and exterior door at the side.

RETURNING TO THE ENTRANCE HALL A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having overstairs airing cupboard, central heating radiator, access to loft space, UPVC double glazed window to the rear and door to:

BEDROOM 1

12'9 x 10'2 (3.89m x 3.10m)



Having aspect into the rear garden, central heating radiator and door to:

ENSUITE SHOWER ROOM

6'11 x 6'0 (2.11m x 1.83m)



Having shower enclosure with sliding screen and wall mounted shower mixer, close coupled wc, oak vanity unit with stone surface and round contemporary wash basin with free standing mixer tap, tiled splashbacks, central heating radiator, wall mounted shaver point, inset downlighters to the ceiling and UPVC obscure double glazed window to the front.

BEDROOM 2

10'0 x 10'0 (3.05m x 3.05m)



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

BEDROOM 3

10'0 x 8'7 (3.05m x 2.62m)

Large enough to accommodate a double bed but currently utilised as a home office, having pleasant aspect into the rear garden, central heating radiator and UPVC double glazed window.

BATHROOM

9'1 x 5'11 (2.77m x 1.80m)



Having shower bath with glass screen and wall mounted shower mixer, close coupled wc, pedestal wash basin, inset downlighters to the ceiling, shaver point, contemporary towel radiator and UPVC obscure double glazed window.

EXTERIOR

The property occupies a pleasant position tucked away within this small cul de sac, on a pleasant plot with driveway providing off road car standing and the remainder of the frontage landscaped for low maintenance with gravel borders and inset shrubs.

GARAGE

Having up and over door, power and light, courtesy door at the side.

REAR GARDEN



The rear garden is generous by modern standards and benefits from a south to westerly aspect, being landscaped to provide two tiers with initial paved terrace leading on to a central lawn with timber storage shed and established borders.

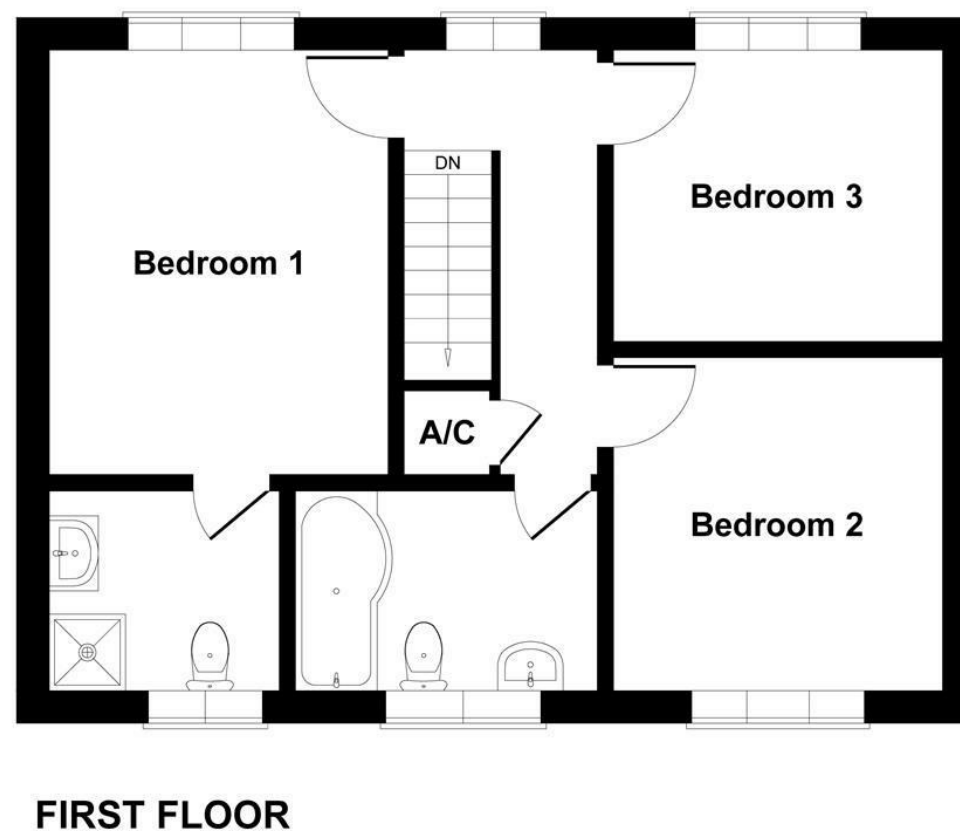
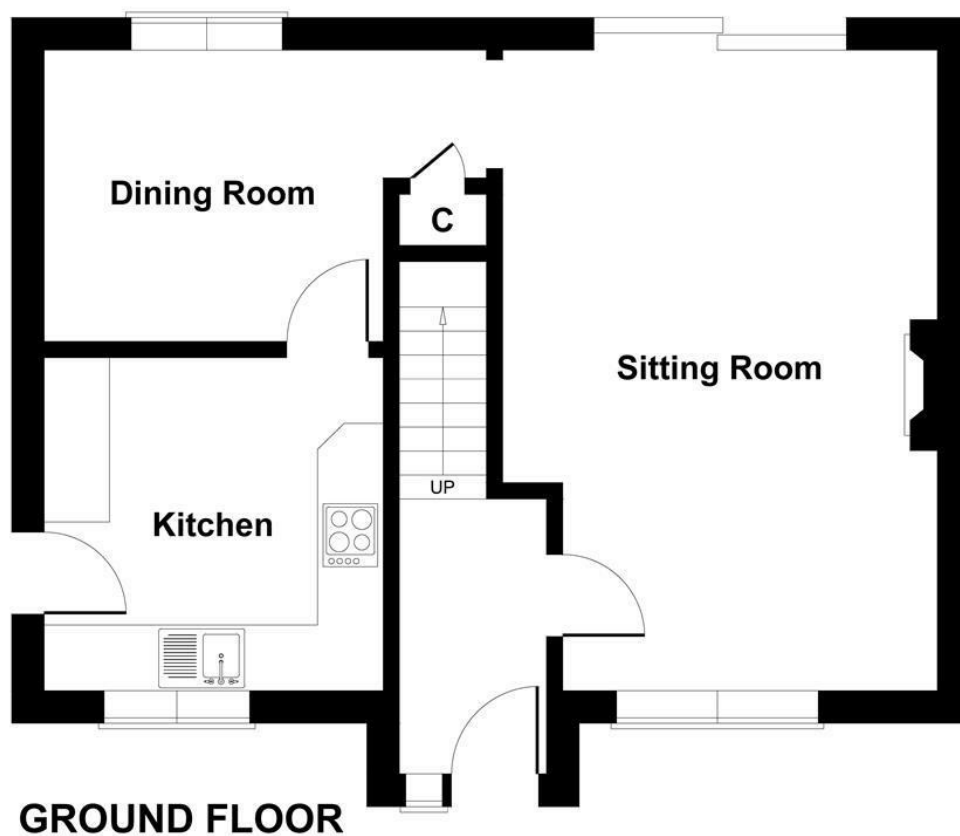


COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D.



Sleeper steps lead up on to a raised lawned garden with ornamental pond, established trees and shrubs, greenhouse and all offering a good degree of privacy.



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.

Produced by Potterplans Ltd. 2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	90
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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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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