

The Ferns Main Street, Aslockton,
Nottinghamshire, NG13 9AB

No Chain £275,000

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 3 Bedrooms
- Pleasant Corner Plot
- Double Width Driveway & Double Garage
- Ideal Downsize
- No Upward Chain
- Spacious Main Reception
- Established Gardens To Front & Rear
- Popular Village Location
- Further Potential

An excellent opportunity to purchase a detached bungalow occupying a pleasant corner plot within this popular edge of Vale village.

The property lies in the region of 900 sq.ft. plus an additional detached double garage at the rear and provides versatile living to a single storey with up to three bedrooms, one main spacious reception, a fitted kitchen, contemporary shower room and separate cloak room.

The property benefits from gas central heating and relatively neutral decoration and although requiring some elements of updating provides an excellent blank canvas for those wishing to place their own mark on a home.

As well as the internal accommodation the property occupies a pleasant corner plot set back from the road behind a relatively generous frontage with an enclosed garden at the rear, double width driveway and detached double garage. All of this is positioned within walking distance of the heart of this thriving community and its well regarded delicatessen/village shop and public house.

ASLOCKTON

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

A CANOPIED PORCH LEADS TO A TIMBER ENTRANCE DOOR WITH LEADED GLAZED LIGHTS AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

Having useful built in cloaks cupboard providing a good level of storage and, in turn, further doors to:

CLOAK ROOM

5'11" x 2'8" (1.80m x 0.81m)
Having a two piece white suite comprising close coupled WC and wall mounted washbasin; window to the front.

BREAKFAST KITCHEN

12'9" x 8'8" (3.89m x 2.64m)
Large enough to accommodate a small breakfast or dining table, having aspect to the front; the kitchen fitted with a range of pine fronted wall, base and drawer units providing a good level of storage with two runs of laminate work surfaces one with inset sink and drain unit with swan neck mixer tap and tiled splash backs; integrated appliances including Whirlpool four ring electric hob and Hotpoint single oven beneath; plumbing for washing machine, space for further free standing appliances, built in cupboard housing the Glow Worm gas central heating boiler; window to the front and exterior door to the side.

SITTING/DINING ROOM

20'5" x 11'3" (6.22m x 3.43m)
A particularly well proportioned reception which benefits from an aspect into the rear garden, the room large enough to accommodate both a living and dining area; focal point being a feature fireplace with marble hearth and back; window and sliding patio door to the rear.

BEDROOM 1

13' max into wardrobes x 11'2" (3.96m max into wardrobes x 3.40m)
A well proportioned L shaped double bedroom having aspect to the front; built in wardrobes with twin double doors, hanging rail and storage shelf over and box bay window to the front.

BEDROOM 2

12' x 9' (3.66m x 2.74m)
Again a double bedroom having aspect into the rear garden.

BEDROOM 3

9' (plus 2'4" for wardrobes) x 8' (2.74m (plus 0.71m for wardrobes) x 2.44m)
A versatile room which would make a further bedroom having built in wardrobes but alternatively would be an ideal additional reception, perfect as a home office; having aspect into the rear garden.

SHOWER ROOM

10' max into alcove x 5'5" max (3.05m max into alcove x 1.65m max)
An L shaped room which has been tastefully refurbished with a contemporary suite comprising double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor, contemporary towel radiator and window to the front.

EXTERIOR

The property occupies a pleasant corner plot with a good sized frontage, set back behind feather edged board fencing with a central pathway leading to the front door. The garden is mainly laid to lawn with established borders. To the rear of the property, accessed off the adjacent close, is a block set driveway providing off road car standing for two vehicles and, in turn, leads to a detached double garage. The rear garden is enclosed in the main by feather edge board fencing and is mainly laid to lawn with an initial paved terrace and established borders.

DOUBLE GARAGE
17' deep x 16'10" wide (5.18m deep x 5.13m wide)
Having with twin up and over doors (one of which is electrified), power and light, useful storage in the eaves, window at the rear and courtesy door at the side.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The property lies adjacent to the "poacher Line", a regional service operated by East Midlands Railway, linking Nottingham to Skegness but also connecting to Grantham, Peterborough, and Lincoln, with the benefit of Aslockton station only a short walking distance away. Ideal for commuting.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



















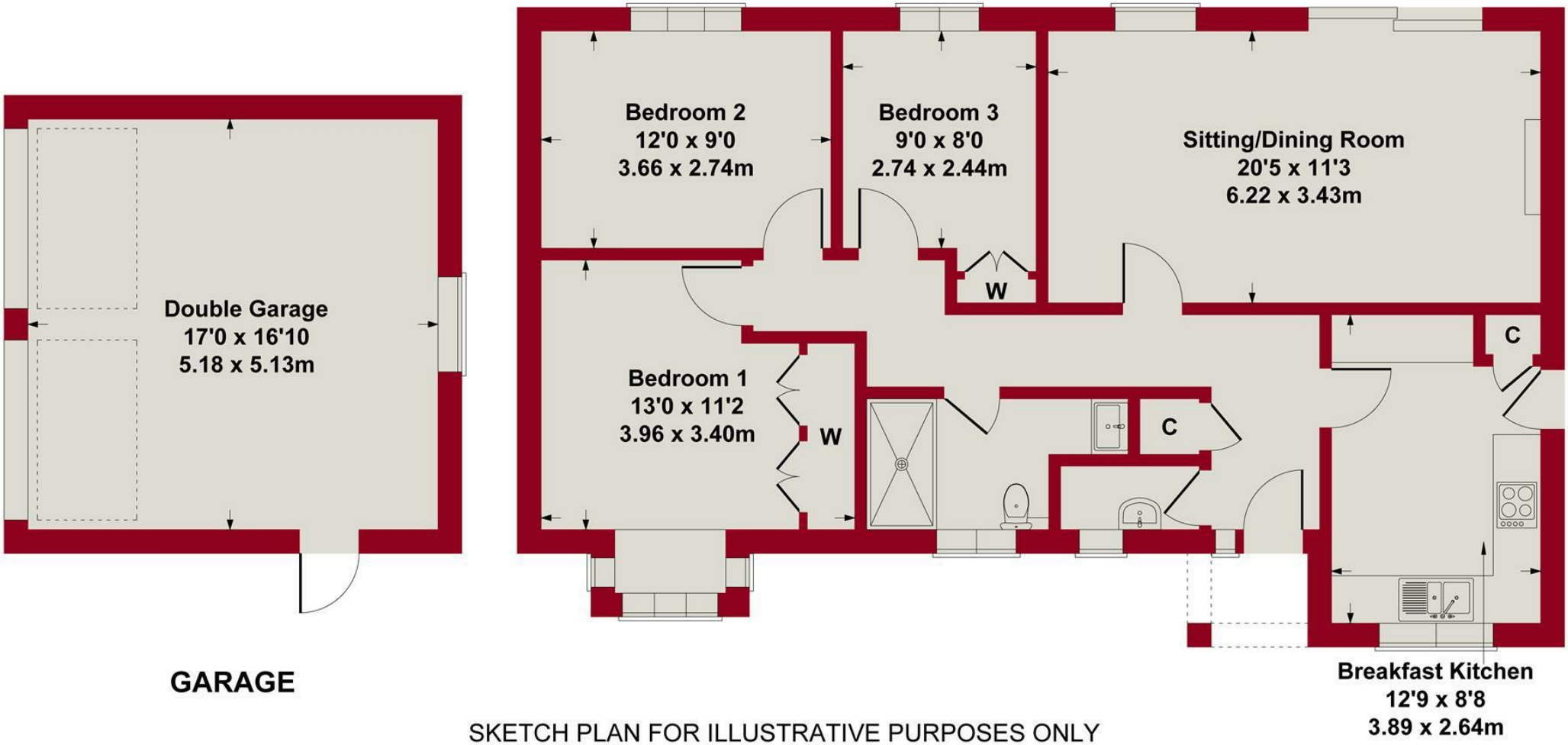










GARAGE

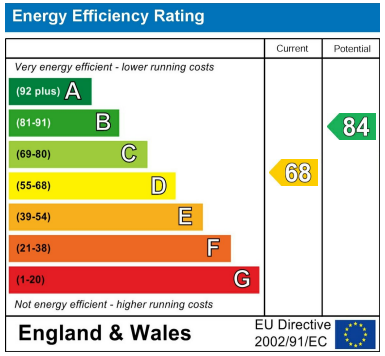
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

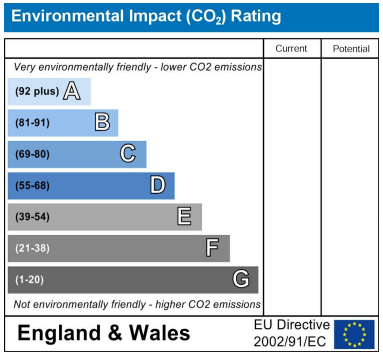
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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