

 **NEWTON FALLOWELL**

Hough Lane, Claypole



Guide Price £170,000 to £180,000

- Mid Terraced Home
- Three Bedrooms
- Breakfast Kitchen & Lounge
- Shower Room & G/F WC
- Enclosed Rear Garden
- Garage & Off Street Parking
- No Chain
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: C



Marketed with NO CHAIN. Presenting a fantastic first time purchase, this mid terraced home is positioned on the outskirts of the popular village of Claypole but falls within walking distance of the local amenities the village has to offer. Boasting a deceptive plot, the property's accommodation comprises to the ground floor: porch/conservatory, WC, breakfast kitchen with an integrated dishwasher, four ring gas hob and electric fan assisted oven, and a spacious lounge with French doors opening to the rear garden. The first floor has three bedrooms and a modern shower room. The property is approached with a gated driveway providing off street parking, single garage and two brick outbuildings. The rear garden is a blank canvas but is westerly facing and predominantly laid to lawn. Other features include UPVC double glazing and gas central heating (boiler replaced in 2021).

ACCOMMODATION - Rooms & Measurements

Porch/Conservatory
2.26m x 2.26m (7'5 x 7'5)

Breakfast Kitchen
5.46m x 2.26m (17'11 x 7'5) maximum measurements

Lounge
4.42m x 3.78m (14'6 x 12'5)



Ground Floor WC
1.42m x 0.74m (4'8 x 2'5)

First Floor Landing

Bedroom One
3.30m x 2.79m (10'10 x 9'2)

Bedroom Two
2.82m x 2.79m (9'3 x 9'2)

Bedroom Three
2.59m x 2.31m (8'6 x 7'7)

Shower Room
2.79m x 2.44m (9'2 x 8'0) maximum measurements

Agents Note

The feature fireplace in the lounge contains a log burner that is for decorative purposes only. There are two outbuildings located in the front garden that belong to a neighbouring property (No.4 Hough Lane), which therefore means they have right of access down the driveway to gain access.

Services

Mains gas, electricity, water and drainage are connected.



Claypole

Claypole is located just 5 miles east of Newark, with easy access to the A1 and main line rail services to London's Kings Cross via Newark and Grantham, Claypole village offers numerous local amenities including a shop, butchers shop, coffee shop, Five Bells Inn public house, hairdressers, beauty salon and primary school.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

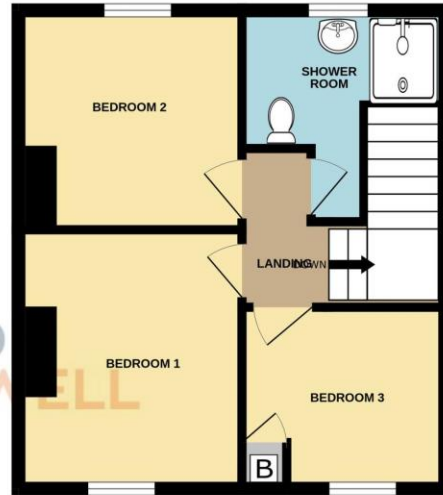


Floorplan

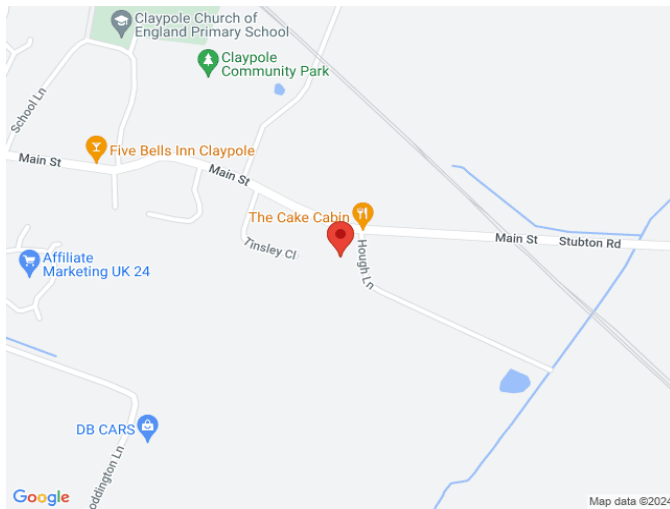
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk