



Main Street, Claypole



**Guide Price £270,000 to £280,000**

- Individual Detached Home
- Three Bedrooms
- Lounge & Conservatory
- Reception Hall & Kitchen
- Ground Floor Bathroom
- Large Driveway & Garage/Store
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



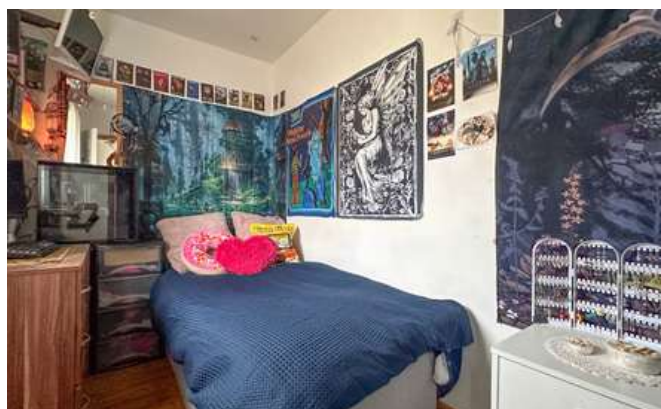


Proudly positioned in the sought after village of Claypole, lies this wonderful individual detached home, which provides versatile accommodation suiting a variety of needs. Set back from the road, the property enjoys accommodation comprising to the ground floor: reception hallway, spacious lounge, kitchen with a four ring hob, electric fan assisted oven and integrated dishwasher, large conservatory, two bedrooms and a three piece bathroom suite. The first floor benefits from a large landing space, offering great potential to be utilised as a home office space, and a superb master bedroom with a walk-in wardrobe. Outside, this home is approached by a gated entrance, leading onto an extensive driveway providing ample off street parking, as well as landscaped gardens with a variety of plants and shrubs. There is also a garage/store accessed from the driveway. The rear garden is low maintenance with two extremely useful outbuildings, one acting as a garden store and the other as a summer house with an adjoining store. Other features include UPVC double glazing (excludes front door) and oil fired central heating.









## ACCOMMODATION - Rooms & Measurements

### Reception Hall

3.45m x 2.84m (11'4 x 9'4) maximum measurements

### Lounge

5.26m x 3.00m (17'3 x 9'10)

### Kitchen

3.56m x 2.84m (11'8 x 9'4)

### Conservatory

3.66m x 3.28m (12'0 x 10'9)

### Bedroom Two

3.20m x 2.74m (10'6 x 9'0)

### Bedroom Three/Study

2.72m x 1.78m (8'11 x 5'10)

### Ground Floor Bathroom

2.03m x 1.75m (6'8 x 5'9)

### First Floor Landing

### Bedroom One

4.80m x 3.96m (15'9 x 13'0)

### Walk In Wardrobe

2.44m x 1.19m (8'0 x 3'11)

### Summer House

3.61m x 3.61m (11'10 x 11'10)

### Store

3.61m x 1.22m (11'10 x 4'0)

### Garden Store

4.24m x 2.01m (13'11 x 6'7)

### 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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

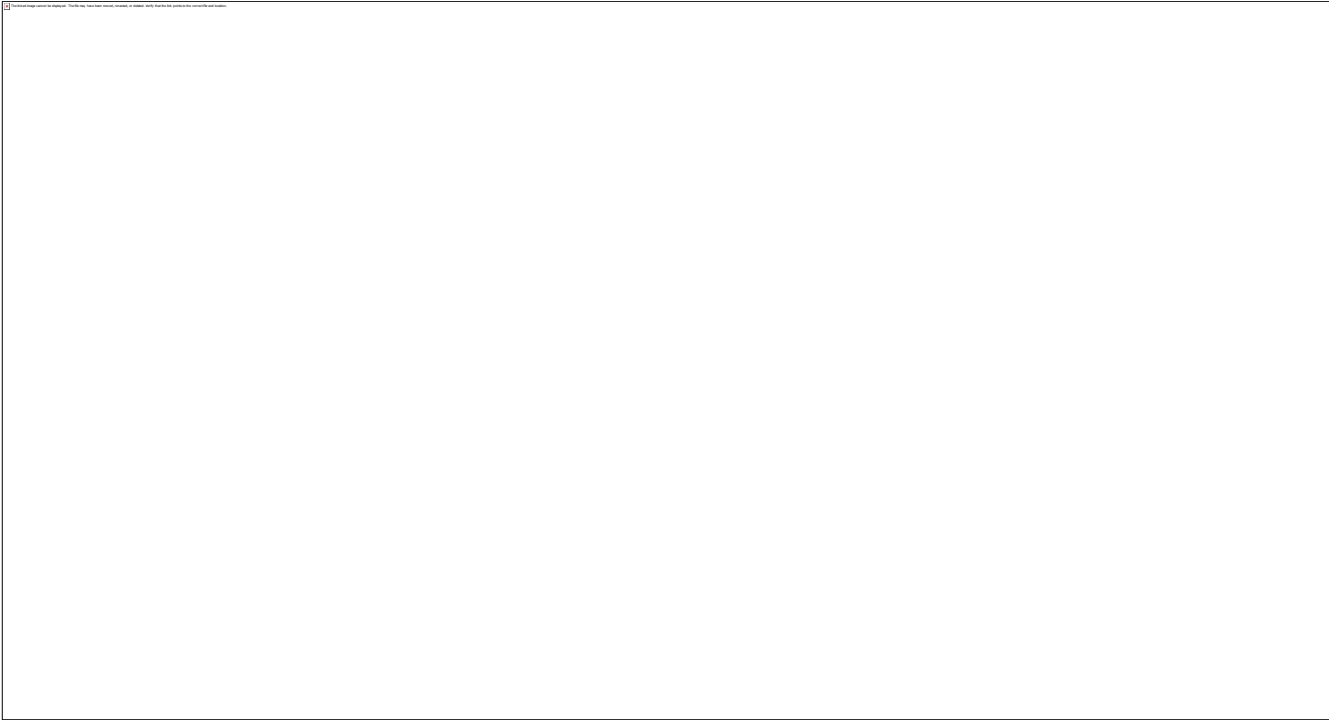
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

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 choose to arrange a survey through them. For more information please call the office.



# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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