



Wickliffe Park, Claypole



Guide Price £325,000 to £350,000

- Detached Family Home
- Four Bedrooms
- Two Ensuites, Bathroom & G/F WC
- Open Plan Dining Kitchen
- Lounge & Study
- Tandem Garage & Driveway
- Wall Enclosed Rear Garden
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: C



Positioned in the heart of the popular village of Claypole with a host of local amenities within walking distance lies this superb detached home, ideally suiting a family with two ensuites, and the open plan lifestyle with a wonderful dining kitchen space having French doors opening to the garden. The well maintained property's accommodation comprises to the ground floor: inviting entrance hallway, WC, study, spacious lounge with feature fireplace and a dual aspect dining kitchen with appliances to include a five ring gas hob, electric fan assisted oven, integrated fridge/freezer and dishwasher. The first floor has a family bathroom suite, and four bedrooms with the main two bedrooms having ensuite shower rooms, as well as three bedrooms having built in wardrobes. Externally, this home enjoys a fantastic garden that is predominantly wall enclosed, with a large lawned area, decked seating area and low maintenance borders. The property is approached by a shared driveway leading to a private drive and large tandem garage. Other features include gas central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

3.38m x 2.03m (11'1 x 6'8) maximum measurements

Ground Floor WC

1.32m x 1.37m (4'4 x 4'6) maximum measurements

Study

2.62m x 2.51m (8'7 x 8'3) maximum measurements

Lounge

4.42m x 3.66m (14'6 x 12'0) maximum measurements

Dining Kitchen

7.04m x 3.10m (23'1 x 10'2)

First Floor Landing

Master Bedroom

4.11m x 3.48m (13'6 x 11'5) maximum measurements

Ensuite

1.98m x 1.57m (6'6 x 5'2) maximum measurements

Bedroom Two

2.95m x 2.72m (9'8 x 8'11) maximum measurements

Ensuite

1.68m x 1.70m (5'6 x 5'7) maximum measurements

Bedroom Three

3.51m x 2.72m (11'6 x 8'11) maximum measurements

Bedroom Four

3.15m x 2.11m (10'4 x 6'11)

Bathroom

2.36m x 1.70m (7'9 x 5'7)

Tandem Garage

9.68m x 2.59m (31'9 x 8'6)

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 are taken internally and cannot be assumed 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 £350 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.

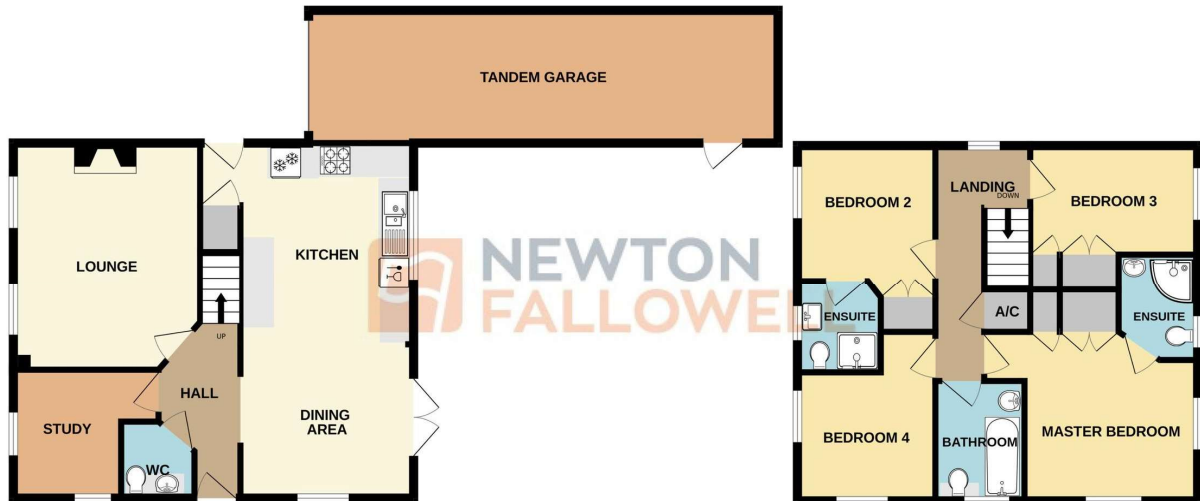
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



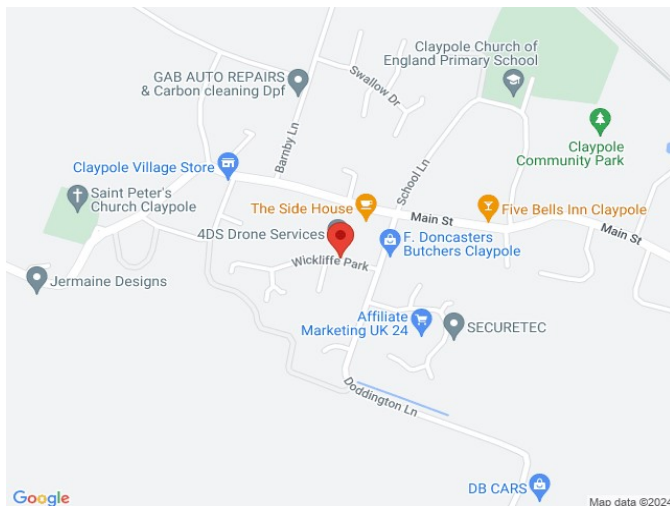
Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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