



Redthorn Way, Claypole



Guide Price £325,000 to £350,000

- Detached Family Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Kitchen & Separate Utility Room
- Ensuite, Bathroom & G/F WC
- Double Garage & Driveway
- No Chain
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D



Marketed with NO CHAIN. Enjoying a quiet cul-de-sac position in the popular village of Claypole lies this detached family home requiring a degree of modernisation but represents a great opportunity for a buyer to make this property their own. Benefiting from a delightful WESTERLY facing rear garden, the garden has been extremely well maintained whilst the front has a block paved driveway providing off street parking, as well as providing access to the integral double garage. The property's accommodation is versatile and can accommodate a variety of needs, including those looking for possible annexe living (subject to relevant permissions). The property's accommodation comprises to the ground floor: entrance hallway, WC, study/hobby room, bay fronted lounge, separate dining room, kitchen with electric four ring hob, electric oven, combination microwave oven, integrated dishwasher and fridge, utility room and bedroom five/reception room. To the first floor, there is a family bathroom suite and four well-proportioned bedrooms, with the main bedroom having an ensuite shower room. Other features of this home include UPVC double glazing, electric heating and a partly boarded loft.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.58m x 2.01m (11'9 x 6'7) maximum measurements

Ground Floor WC

1.73m x 1.50m (5'8 x 4'11)

Lounge

4.42m x 3.99m (14'6 x 13'1)

Dining Room

3.99m x 2.79m (13'1 x 9'2)

Study/Hobby Room

2.64m x 1.75m (8'8 x 5'9)

Kitchen

3.86m x 3.61m (12'8 x 11'10)

Utility Room

3.00m x 1.63m (9'10 x 5'4)

Reception Room/Bedroom Five

3.38m x 3.00m (11'1 x 9'10)

First Floor Landing

Bedroom One

4.01m x 3.58m (13'2 x 11'9) maximum measurements

Ensuite

2.08m x 1.70m (6'10 x 5'7)

Bedroom Two

3.56m x 2.79m (11'8 x 9'2)

Bedroom Three

3.02m x 2.49m (9'11 x 8'2) maximum measurements

Bedroom Four

3.17m x 2.62m (10'5 x 8'7) maximum measurements

Bathroom

2.62m x 2.08m (8'7 x 6'10) maximum measurements

Double Garage

5.16m x 4.88m (16'11 x 16'0)





Services

Mains electricity, water and drainage are connected. The gas fire in the Lounge runs on LPG.

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.

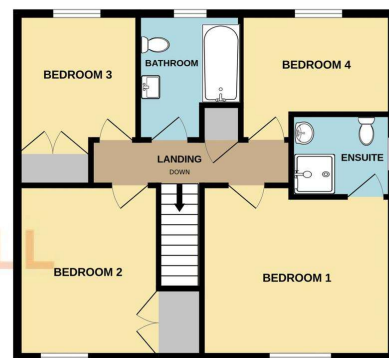


Floorplan

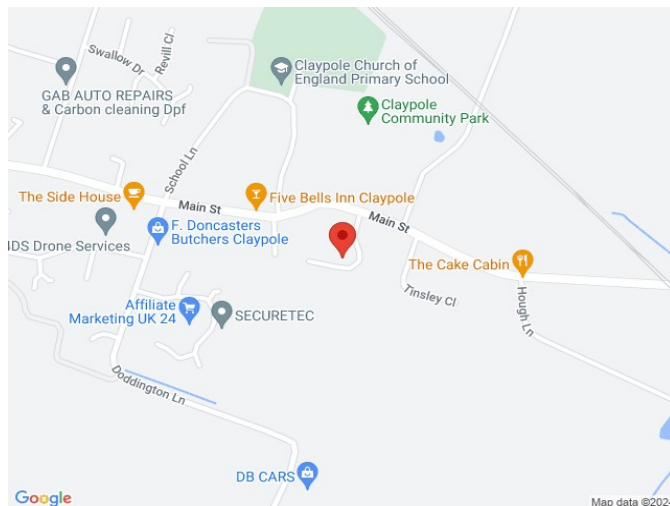
GROUND FLOOR



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.
Made with Metroplex 9/2024.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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