



Main Street, Claypole



5



1



4

Guide Price £425,000 to £450,000



Key Features

- Substantial Detached Cottage
- Five Bedrooms
- Four Reception Rooms
- Dining Kitchen & F/F Bathroom
- Generous Gardens
- Various Outbuildings
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating E





Positioned in the heart of the popular and well served village of Claypole, "The Square" is a substantial detached cottage with an incredibly deceptive plot boasting numerous outbuildings, and is full of quirky features, character and charm.

The property offers versatile accommodation throughout and comprises briefly to the ground floor: entrance hall, large lounge with feature fireplace, sitting room with feature fireplace, home office, dining room and generous dining kitchen with provision for range cooker. The first floor can be accessed by two separate staircases and boasts five bedrooms and a family bathroom suite. The property has gas central heating and UPVC double glazing.

Outside, the property is accessed down a shared driveway which services this property, as well as two others. Gates open through to the large garden where this property benefits from an open car port, significant lawned area, delightful octagonal gazebo and two significant outbuildings, one currently used as a workshop/work area and another that provides a superb entertainment room. This characterful property also boasts a wonderful "cottage" garden that enjoys a paved outdoor seating area as well as a range of beautiful plants and shrubs. Viewing will be essential to understand the sizeable nature of this home, and the potential it can offer.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.78m x 1.50m (12'5 x 4'11) maximum measurements

Lounge

6.53m x 5.05m (21'5 x 16'7) maximum measurements

Sitting Room

3.63m x 3.48m (11'11 x 11'5) maximum measurements

Dining Room

4.27m x 3.63m (14'0 x 11'11)

Home Office

4.14m x 3.58m (13'7 x 11'9) maximum measurements

Dining Kitchen

6.40m x 4.06m (21'0 x 13'4) maximum measurements

First Floor

Bedroom One

4.14m x 3.58m (13'7 x 11'9) maximum measurements

Bedroom Two

5.03m x 3.20m (16'6 x 10'6)

Bedroom Three

4.14m x 2.62m (13'7 x 8'7)

Bedroom Four

4.09m x 2.46m (13'5 x 8'1) maximum measurements

Bedroom Five

2.92m x 2.36m (9'7 x 7'9) maximum measurements

Bathroom

2.51m x 2.29m (8'3 x 7'6)





Outbuilding 1

13.79m x 9.88m (45'3 x 32'5) maximum measurements

Outbuilding 2

7.11m x 6.38m (23'4 x 20'11)

Open Car Port

5.44m x 5.18m (17'10 x 17'0)

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 0.00m x 0.00m (0'0" x 0'0")

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 - 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.

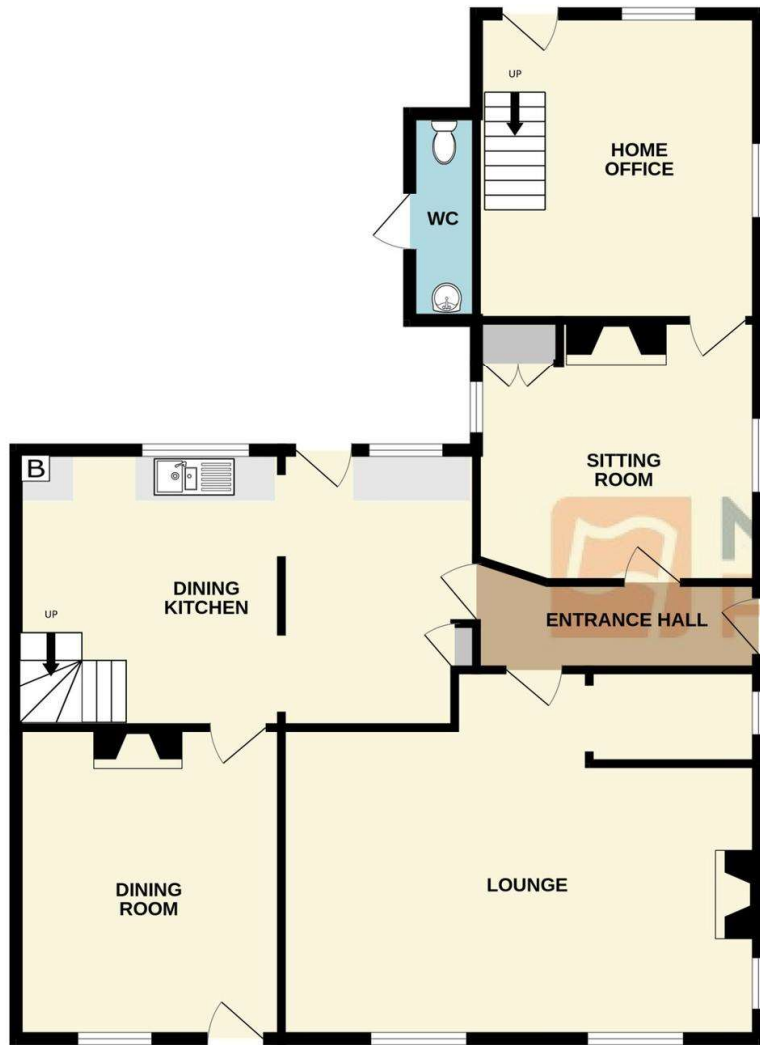
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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





GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

