



Tinsley Close, Claypole



Guide Price £260,000 to £270,000

- Extended Detached Home
- Three Bedrooms
- Bathroom & G/F WC
- Kitchen & Utility Room
- Three Reception Rooms
- Landscaped Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



Enjoying a quiet cul-de-sac location in the popular village of Claypole, this extended detached home benefits from superb ground floor living accommodation as well as a delightful landscaped rear garden. Falling within walking distance of a host of local amenities, this property would make an ideal young family home.

The property's accommodation comprises to the ground floor: spacious lounge with an opening to a dining room which has patio doors to the rear garden, family room that has underfloor heating and another set of patio doors opening to the rear garden, kitchen with electric oven and hob, utility area and WC. The first floor has three bedrooms, two of which having built in wardrobes, and a modern family bathroom suite.

Outside, to the front there is a driveway providing off street parking, with an electric charging point (subject to separate negotiation) and access to a garage/store. The rear garden has been beautifully landscaped for low maintenance with porcelain tiles, artificial turf and a decked seating area. Other features include UPVC double glazing and gas central heating.



ACCOMMODATION - Rooms & Measurements

Kitchen 5.11m x 3.38m (16'9 x 11'1) maximum measurements

Utility Area 2.74m x 1.85m (9'0 x 6'1) maximum measurements

Ground Floor WC 1.07m x 0.84m (3'6 x 2'9)

Lounge 5.11m x 3.17m (16'9 x 10'5)

Dining Room 3.58m x 2.41m (11'9 x 7'11)

Family Room 4.57m x 2.51m (15'0 x 8'3)

First Floor Landing 3.99m x 1.57m (13'1 x 5'2)

Bedroom One 3.17m x 2.69m (10'5 x 8'10)

Bedroom Two 3.17m x 2.34m (10'5 x 7'8)

Bedroom Three 2.49m x 2.21m (8'2 x 7'3) maximum measurements

Bathroom 2.54m x 1.65m (8'4 x 5'5) maximum measurements

Agent's Note - Family Room

The current owners partly converted the garage into the family room including installing patio doors, there is no building regulations approval for the conversion.

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.

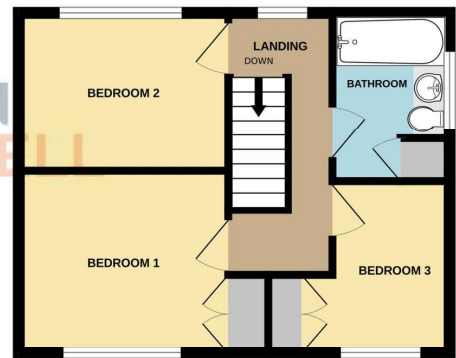
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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