

 **NEWTON FALLOWELL**

Swallow Drive, Claypole



Guide Price £375,000 to £385,000

- Spacious Detached 4 Bedroom House
- Popular Village Location
- Four Reception rooms
- Kitchen & Utility Room
- GF WC, Bathroom & Ensuite
- Gas CH & UPVC Double Glazing
- No Chain
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



A deceptively spacious modern four double bedroom detached house situated in a quiet cul de sac within the popular village of Claypole, which is located just 5 miles east of the market town of Newark.

This lovely, very well presented property has accommodation comprising of an entrance hallway, spacious lounge having an open fire within the feature fireplace, separate spacious study, kitchen with electric hob and electric double oven, separate utility, ground floor WC, dining room open plan into the bright and airy garden room with French doors opening to the rear garden and two Velux roof lights. To the first floor you will find the master bedroom with ensuite shower room, three further double bedrooms and a bathroom which was refitted in 2022.

The property benefits from UPVC double glazing, gas central heating. Externally to the front there is a Tarmac driveway leading to the property's double garage and lawn with block paved paths leading to the front door and rear of the property. To the rear there is an enclosed garden, having a lawn and mature shrubs, with a patio, pergola dining area, further decked seating area and garden shed. Being sold with NO CHAIN.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

4.67m x 1.73m (15'4 x 5'8)

Lounge

5.03m x 3.23m (16'6 x 10'7)

Study

5m x 5.44m (16'5 x 7'10)

Kitchen

3.38m x 3.05m (11'1 x 10'0)

Utility Room

1.78m x 1.57m (5'10 x 5'2)

Ground Floor WC

1.57m x 1.19m (5'2 x 3'11)

Dining Room

3.05m x 2.72m (10'0 x 8'11)

Garden Room

2.72m x 2.51m (8'11 x 8'3) maximum measurements

First Floor Landing

Master Bedroom

4.75m x 3.4m (15'7 x 11'2)

Ensuite Shower Room

2.08m x 1.78m (6'10 x 5'10) maximum measurements

Bedroom Two

4.29m x 2.49m (14'1 x 8'2)

Bedroom Three

3.43m x 2.46m (11'3 x 8'1)

Bedroom Four

3,43m x 2.31m (11'3 x 7'7) maximum measurements

Bathroom

2.31m x 1.7m (7'7 x 5'7)

Double Garage

5.18m x 5.08m (17'0 x 16'8)





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.

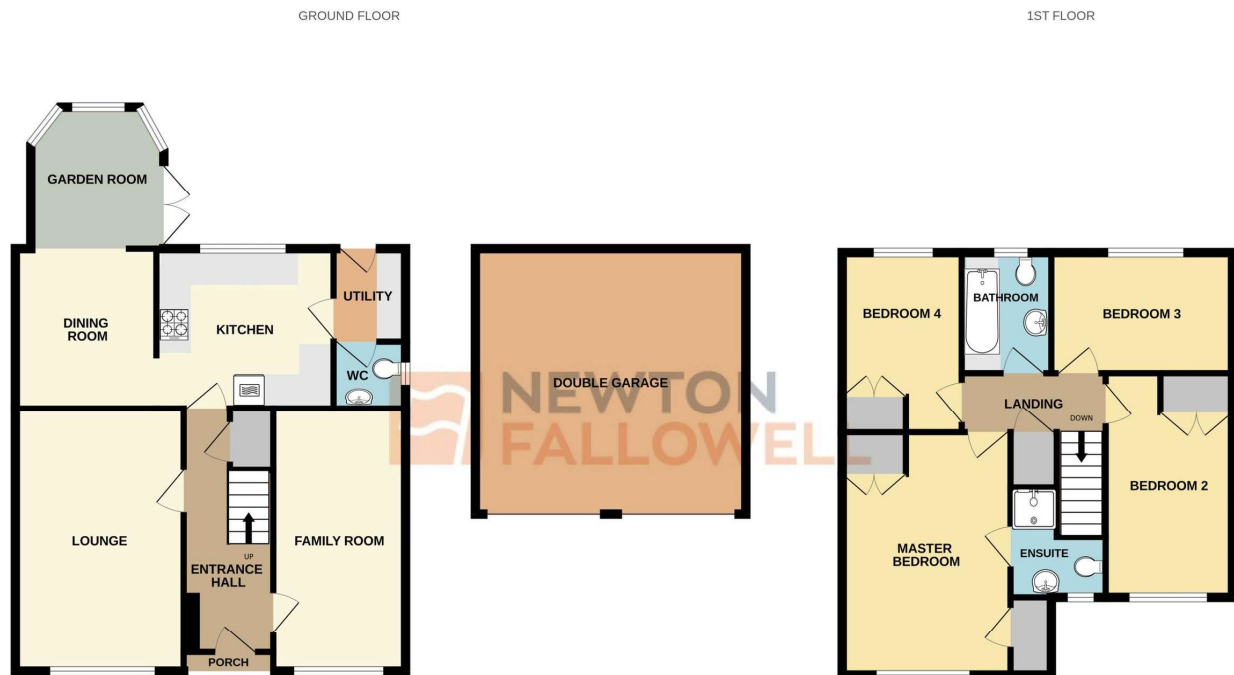
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

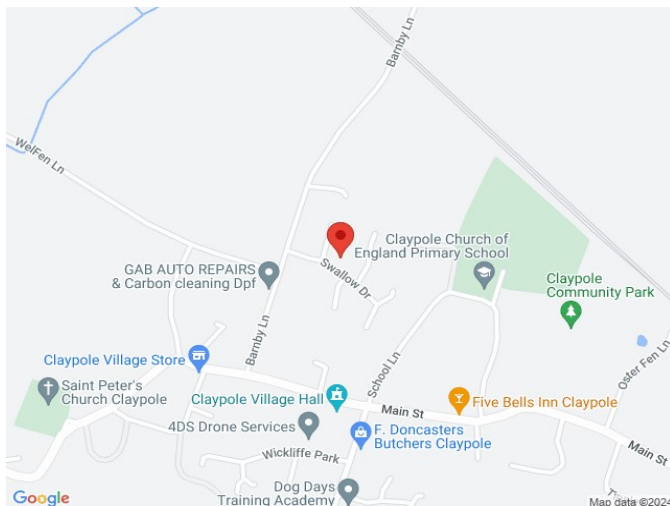
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan



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 suitability or efficiency can be given.



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



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