



Tinsley Close, Claypole



Guide Price £220,000 to £240,000

- Extended Detached Home
- Three Bedrooms
- Bathroom & GF WC/Utility
- Breakfast Kitchen
- Three Reception Rooms
- Single Garage & Driveway
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: C



Marketed with NO CHAIN. Pleasantly positioned in a quiet cul-de-sac in the popular village of Claypole, this extended detached family home represents a wonderful blank canvas and falls within walking distance of a host of local amenities that the village has to offer.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge with an opening through to a dining room, breakfast kitchen, useful home office/reception room, and a utility/WC. The first floor has three bedrooms and a family bathroom. Outside, the property enjoys a driveway to the front with access to a single garage. The rear garden benefits from a wonderful degree of privacy and is predominantly laid to lawn with gravelled areas to the side. Other features of this home include UPVC double glazing and gas central heating.



ACCOMMODATION - Rooms & Measurements

Entrance Hall

Lounge 5.13m x 3.15m (16'10 x 10'4)

Dining Room 2.97m x 2.54m (9'9 x 8'4)

Breakfast Kitchen 5.13m x 2.34m (16'10 x 7'8)

Home Office 2.54m x 2.03m (8'4 x 6'8)

WC/Utility 2.29m x 1.42m (7'6 x 4'8)

First Floor Landing

Bedroom One 3.76m x 2.72m (12'4 x 8'11)
maximum measurements

Bedroom Two 3.15m x 2.34m (10'4 x 7'8)

Bedroom Three 2.79m x 2.49m (9'2 x 8'2)
maximum measurements

Bathroom 2.57m x 1.68m (8'5 x 5'6)

Agent's Note

The vendor has advised that there was some previous minor flooding in the property due to excess surface water on the street, caused by water coming off a neighbouring field. This field has since been built on and seems to have resolved the issue of any excess water on the street.

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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. 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.

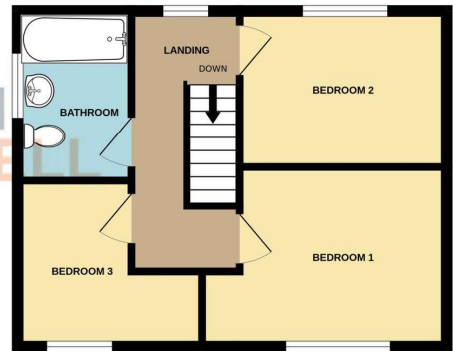
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

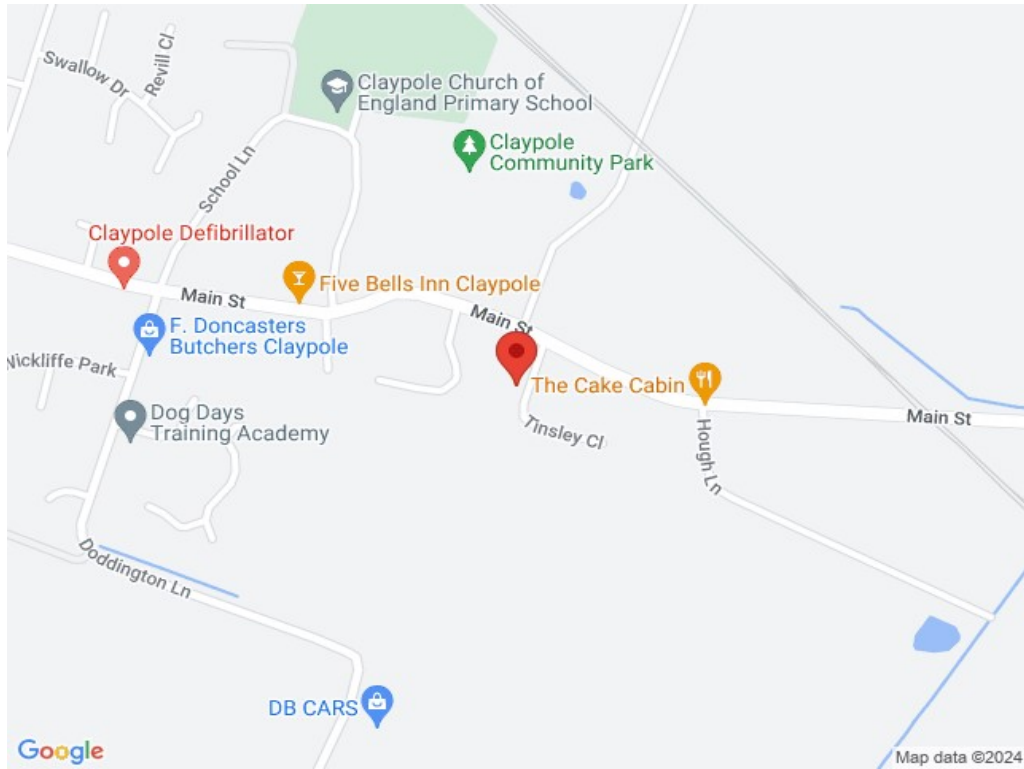
GROUND FLOOR



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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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