



Welfen Lane, Claypole



4



2



3

Guide Price £270,000 to £280,000

- Semi Detached Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen & Utility Room
- Ensuite, Bathroom & G/F WC
- Southerly Facing Rear Garden
- Garage & Off Street Parking
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: tbc



Benefiting from a SOUTHERLY FACING rear garden, this delightful semi detached property is located in the popular village of Claypole, benefiting from a host of local amenities and great access to the A1, with this home enjoying spacious and versatile accommodation ideally suiting a family.

The property's accommodation comprises to the ground floor: entrance hallway, WC, kitchen with four ring gas hob and electric oven, utility room with access to a useful store and integral access to the garage, bay fronted lounge with opening to a dining room, with sliding doors opening to a conservatory. The first floor enjoys a family bathroom suite and four bedrooms, with the main bedroom also having a modern ensuite shower room.

Outside, the property is approached with a low maintenance frontage providing off street parking and giving access to the garage. The rear garden having a sizeable, paved seating area with pergola, gravelled area and raised beds. Other features include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'11" x 16'6" (1.8m x 5m)
maximum measurements

Ground Floor WC 2'7" x 4'1" (0.8m x 1.2m)

Lounge 11'1" x 18'10" (3.4m x 5.7m)
maximum measurements, into bay window

Dining Room 8'7" x 8'11" (2.6m x 2.7m)

Conservatory 9'0" x 9'7" (2.7m x 2.9m)

Kitchen 8'6" x 9'3" (2.6m x 2.8m)

Utility Room 8'1" x 8'7" (2.5m x 2.6m)

Store 3'11" x 8'7" (1.2m x 2.6m)

First Floor Landing

Bedroom One 8'8" x 15'1" (2.6m x 4.6m)
maximum measurements

Ensuite 5'8" x 7'11" (1.7m x 2.4m)
maximum measurements

Bedroom Two 10'1" x 11'7" (3.1m x 3.5m)
maximum measurements

Bedroom Three 10'8" x 12'11" (3.3m x 3.9m)
maximum measurements

Bedroom Four 6'11" x 9'9" (2.1m x 3m)
maximum measurements

Bathroom 5'8" x 7'7" (1.7m x 2.3m)

Garage 8'11" x 13'8" (2.7m x 4.2m)

Agent's Note

The log burning stove in the lounge does not form part of the sale.

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

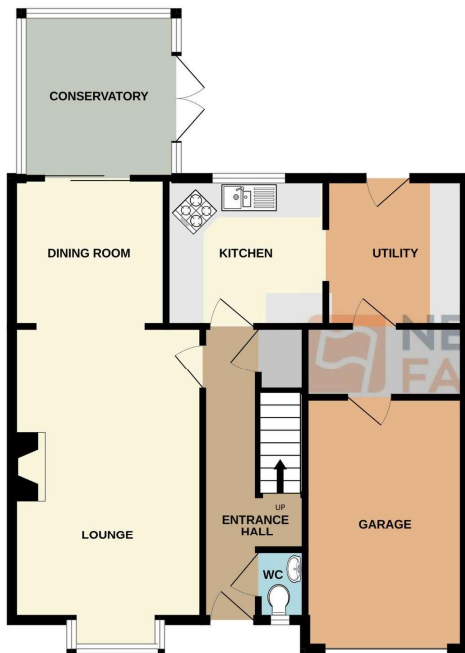
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

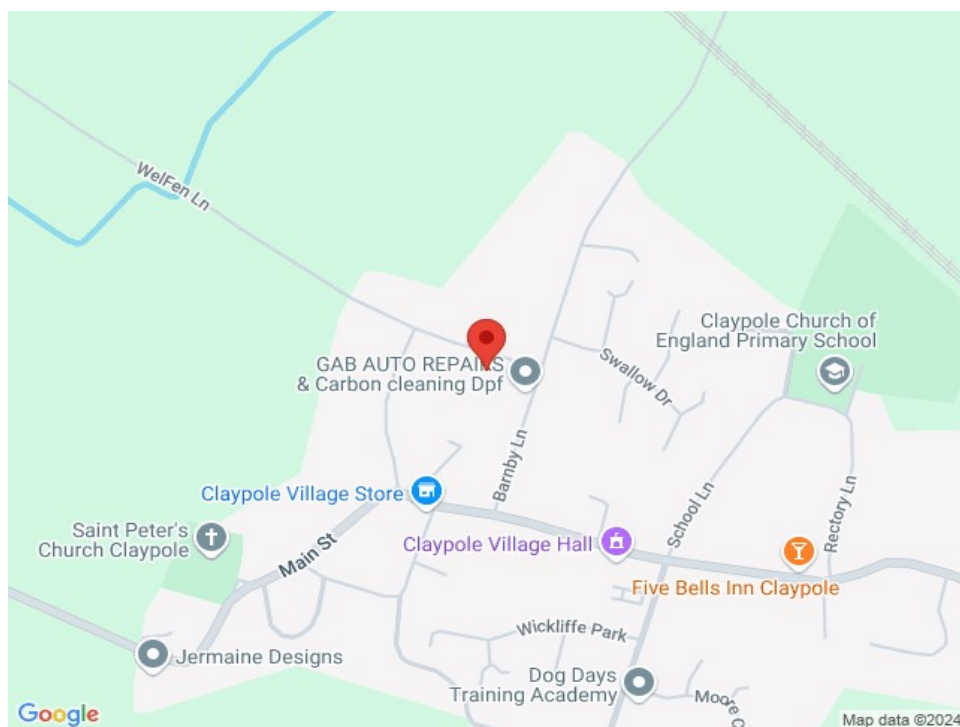
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR



1ST FLOOR





Newton Fallowell
12-14 Middle Gate, Newark, NG24 1AG

01636 706444
newark@newtonfallowell.co.uk