



5 Barnby Lane, Claypole



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Guide Price £375,000 to £400,000



Key Features

- Individual Detached Three Bedroom House
- Non Estate Position
- Very Popular Village Location
- Double Garage with Workshop
- Large Private Garden
- Dual Aspect Lounge & Garden Room
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





A spacious and individual modern three double bedroom detached house situated in the popular and picturesque village of Claypole.

This lovely property enjoys a private non estate position with a large rear garden, great parking and a double garage combined with workshop and further useful outbuildings.

The accommodation comprises of an entrance hall, ground floor WC, a spacious open plan modern breakfast kitchen with integrated appliances that include oven and hob, dishwasher, fridge and freezer, there is also a dual aspect lounge with feature fireplace and a garden room, to the first floor there are three bedrooms and a large four-piece bathroom.

The property hugely benefits from its location, garden size, out buildings, gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMODATION - Rooms and Measurements

Entrance Hall 9'6" x 5'10" (2.9m x 1.8m)
maximum measurements

Ground Floor WC 5'10" x 2'11" (1.8m x 0.9m)

Open Plan Breakfast Kitchen 15'5" x 12'11" (4.7m x 3.9m)

Dual Aspect Lounge 21'9" x 10'11" (6.6m x 3.3m)

Garden Room 16'4" x 10'0" (5m x 3m)

First Floor Landing

Bedroom One 13'3" x 9'9" (4m x 3m)

Bedroom Two 12'11" x 11'6" (3.9m x 3.5m)

Bedroom Three 10'11" x 8'6" (3.3m x 2.6m)

Bathroom 12'10" x 8'2" (3.9m x 2.5m)
maximum measurements



Outside Front

Lawned front garden with block paved driveway with double gates leading to the rear.

Outside Rear

Further block paved parking. A large double garage/workshop combination 29ft 9' x 19ft 11' , further brick double gated storage garage 15ft x 9ft 4' (max measurements) and log store. There is also a generous enclosed lawned garden.

Agent's Note - Tree Preservation Order

The current owners have advised there is 1 Ashtree located in the rear garden under a Tree Preservation Order.

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.



Anti Money Laundering

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.

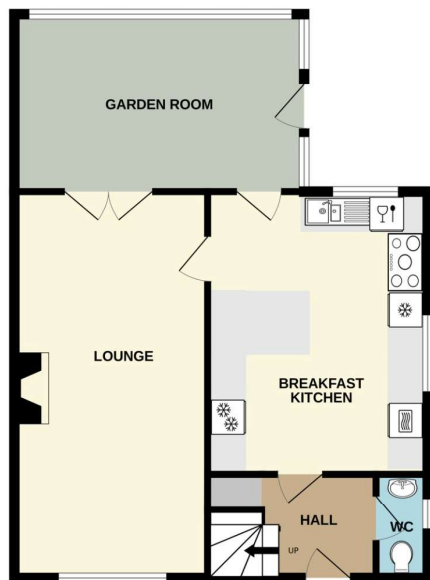
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

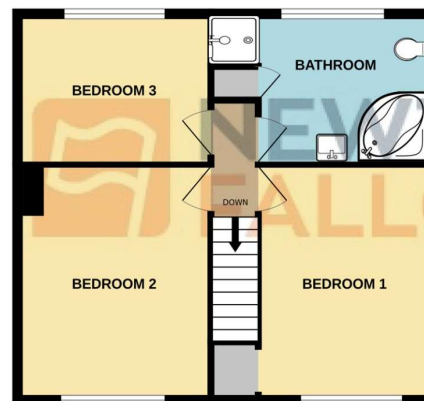
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



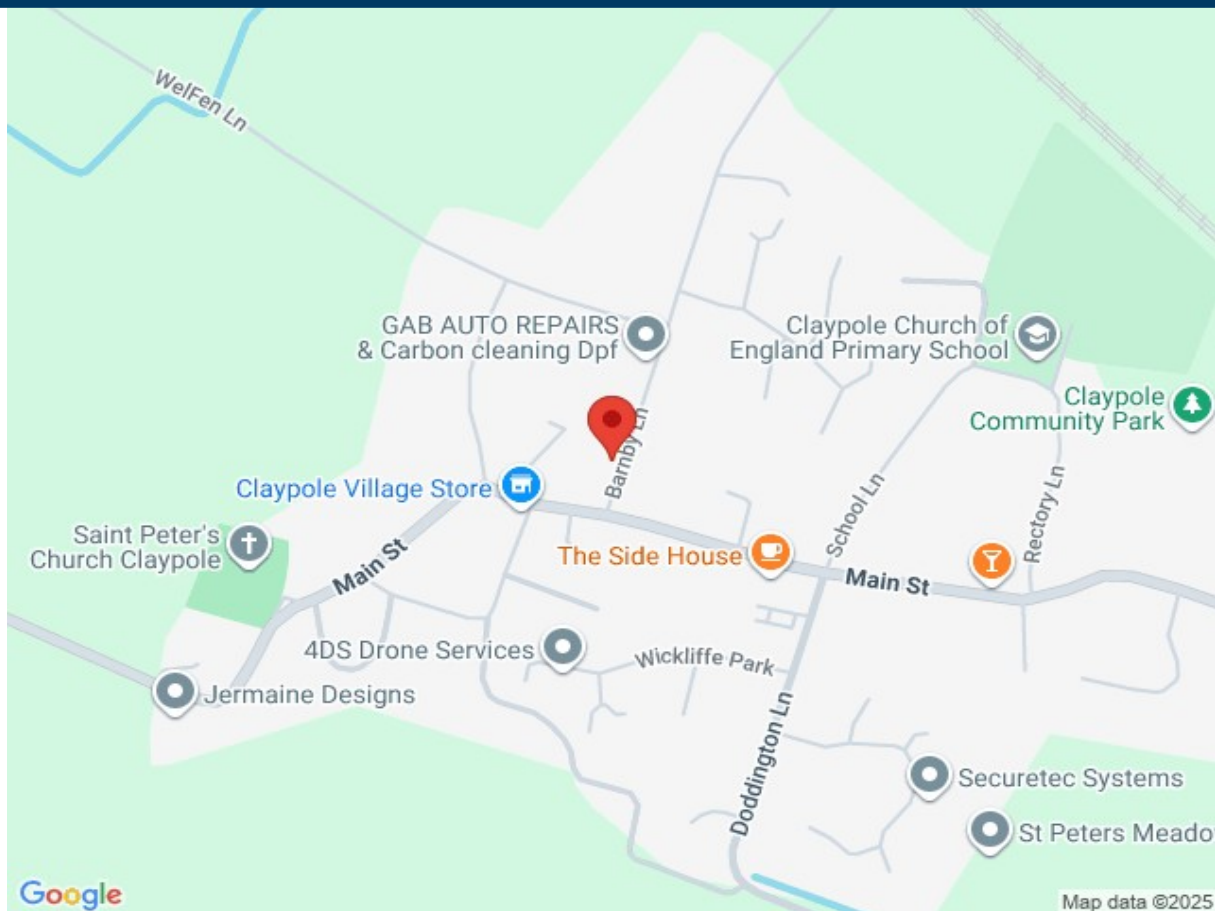
1ST FLOOR



OUT BUILDINGS



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		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		