



Doddington Lane, Claypole

 4  2  2

Asking Price £445,000



Key Features

- Extended Detached Family Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Open Plan Dining Kitchen & Utility
- Generous Lounge & Sitting Room
- Detached Double Garage & Driveway
- Enclosed Rear Garden
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





Benefiting from a delightful non-estate position in the sought after village of Claypole, this EXTENDED detached home boasts immaculate and spacious accommodation throughout, ideally suiting a family, and falls within walking distance of the host of amenities the village has to offer, including the Primary School and 'The Side House Coffee Shop'. The property's accommodation comprises to the ground floor: inviting entrance hallway with under stairs storage, W/C, spacious lounge with French doors opening to the dining kitchen space which has a breakfast bar, appliances to include an integrated fridge/freezer and dishwasher, door to the utility room, sliding doors to the rear garden and a further set of the French doors to the dual aspect family room with feature full height window giving views across the rear garden. The first floor has a family bathroom suite, and four bedrooms, two of which having fitted wardrobes and the main bedroom also having a quality ensuite shower room.

Outside, the property is accessed with an initial shared entrance but benefits from a block paved and gravelled driveway providing off street parking for multiple vehicles with access to the DETACHED DOUBLE GARAGE. The double garage enjoys two electric doors, alarm system, power and lighting. The rear garden is partly walled enclosed with two generous paved entertaining areas, and a lawned area connecting these two spaces. Other features include a range of bespoke fitted blinds, gas central heating and UPVC double glazing throughout.

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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 13'1" x 8'2" (4m x 2.5m)

maximum measurements

Ground Floor WC 5'11" x 2'9" (1.8m x 0.8m)

Lounge 16'6" x 11'10" (5m x 3.6m)

Family Room 22'2" x 7'3" (6.8m x 2.2m)

maximum measurements

Dining Kitchen 23'9" x 10'8" (7.2m x 3.3m)

maximum measurements

Utility Room 6'11" x 5'2" (2.1m x 1.6m)

First Floor Landing

Bedroom One 11'10" x 11'4" (3.6m x 3.5m)

Ensuite Shower Room 11'4" x 5'3" (3.5m x 1.6m)

maximum measurements

Bedroom Two 11'11" x 8'11" (3.6m x 2.7m)

maximum measurements

Bedroom Three 8'8" x 7'11" (2.6m x 2.4m)

Bedroom Four 8'8" x 6'5" (2.6m x 2m)

Bathroom 7'8" x 6'7" (2.3m x 2m)

Agent's Note

The property has an initial shared driveway entrance.

Services

Mains gas, electricity, water and drainage are connected.

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.

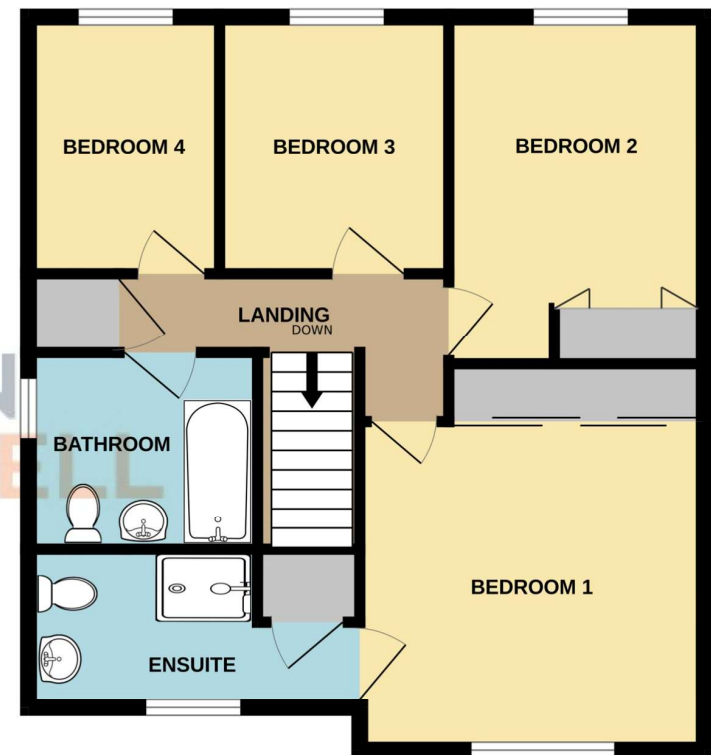
Referrals

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.

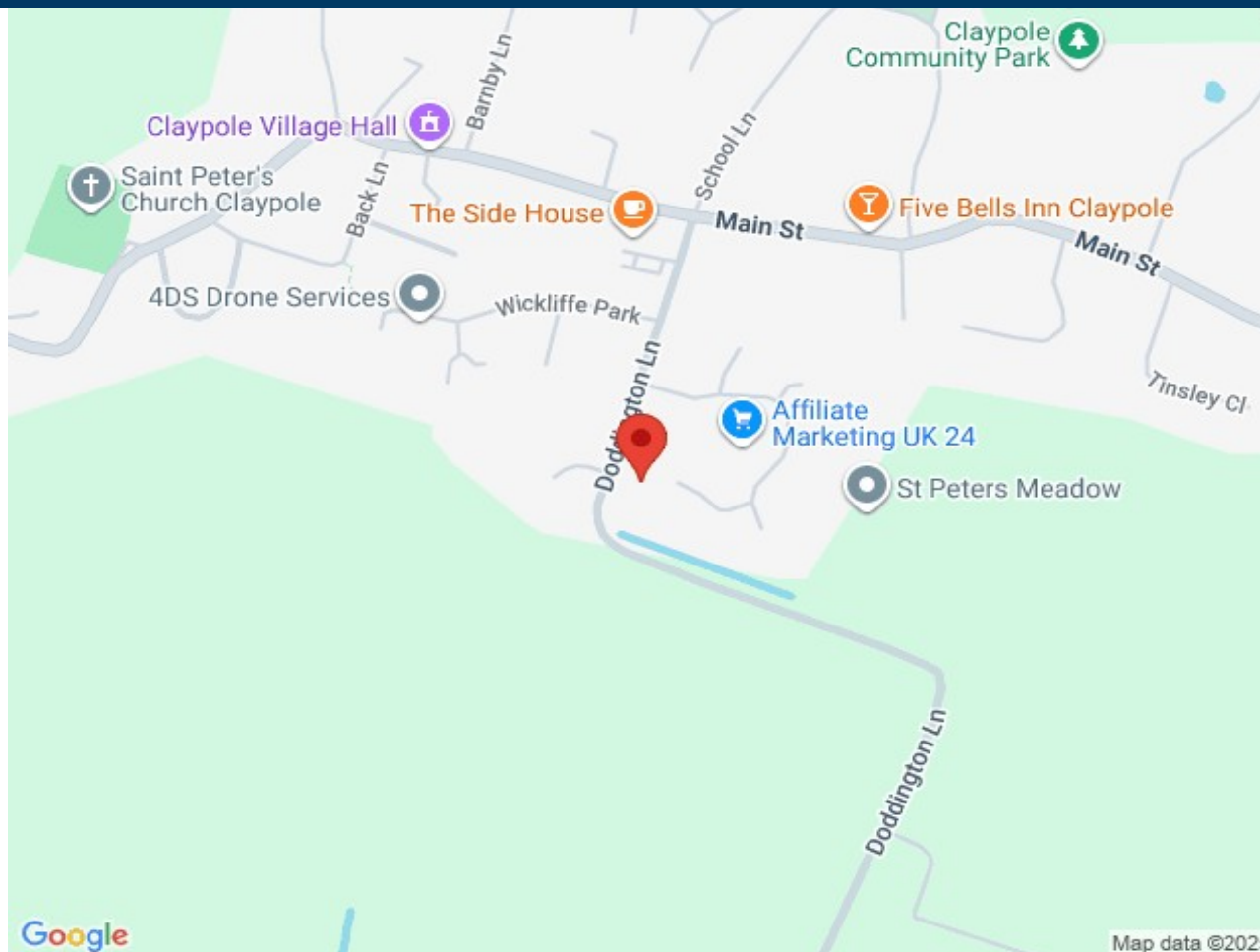
GROUND FLOOR



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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		