



Church Meadow, Claypole

Newark, Lincolnshire, NG23 5AR

Guide Price £180,000 - £190,000 Freehold



GUIDE PRICE £180,000 - £190,000. 'Rowan Cottage' is a well presented modern 2 bedroom cottage located within the popular village of Claypole, which sits along the A1 corridor, allowing good transport links and access to Newark town centre. This lovely home offers spacious accommodation comprising of entrance hallway, ground floor WC, generous lounge/diner with double doors to the garden and L shaped kitchen. To the 1st floor there are TWO DOUBLE BEDROOMS, main bedroom with built in wardrobes and 1st floor family bathroom. On approach there is a block paved driveway providing generous off road parking, and access to the properties garden which sides onto the property and is mainly laid to lawn with a patio area. The property benefits from UPVC double glazing and gas central heating, and is being sold with NO ONWARD CHAIN.

Entrance Hall

10'6 x 5'9 max (3.20m x 1.75m max)

Ground Floor W.C.

4'8 x 3'3 (1.42m x 0.99m)



Kitchen

9'11 x 9'4 max (3.02m x 2.84m max)



Lounge/Diner

18'8 x 11'1 (5.69m x 3.38m)



First Floor Landing

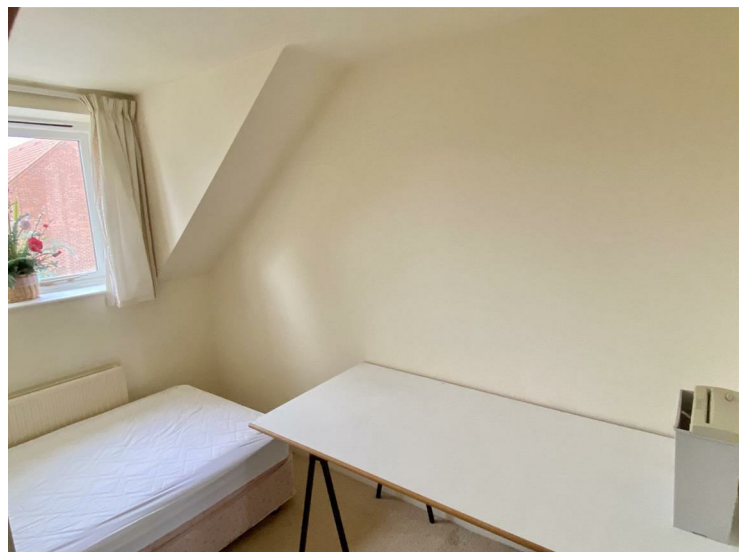
Bedroom 1

18'9 x 11'11 max (5.72m x 3.63m max)



Bedroom 2

9'11 x 9'2 max (3.02m x 2.79m max)



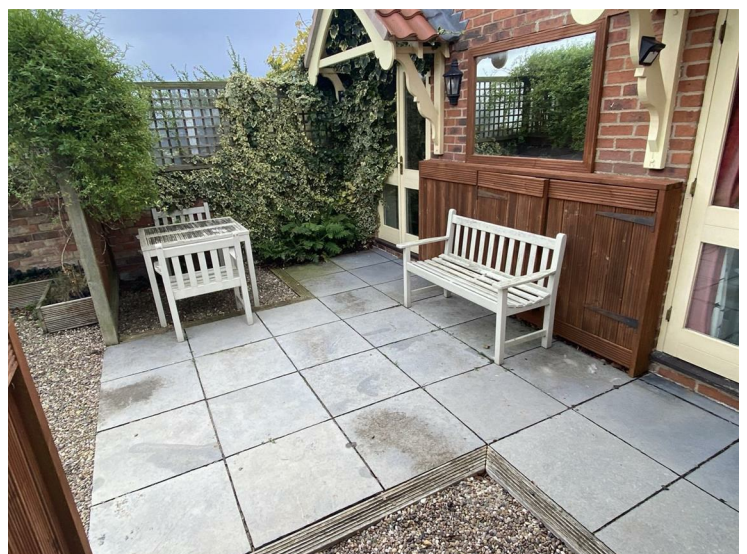
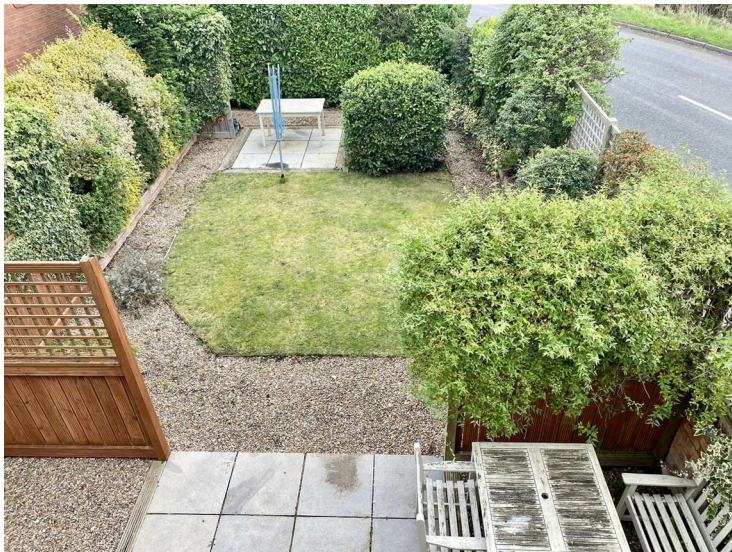
Bathroom

7'1 x 6'7 (2.16m x 2.01m)



Agent's Note

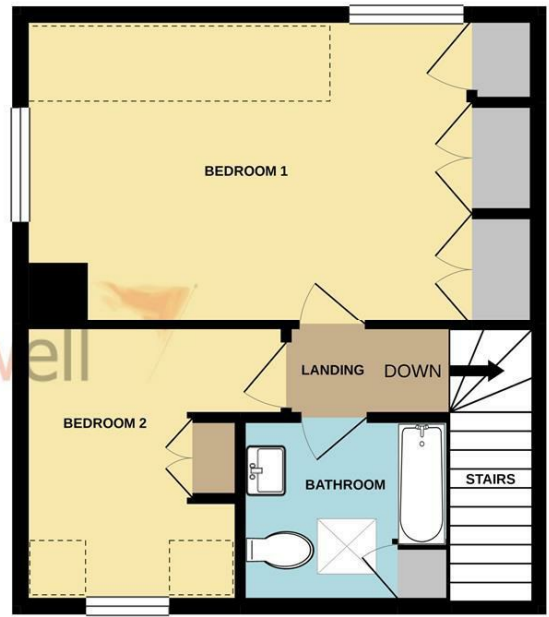
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.





GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

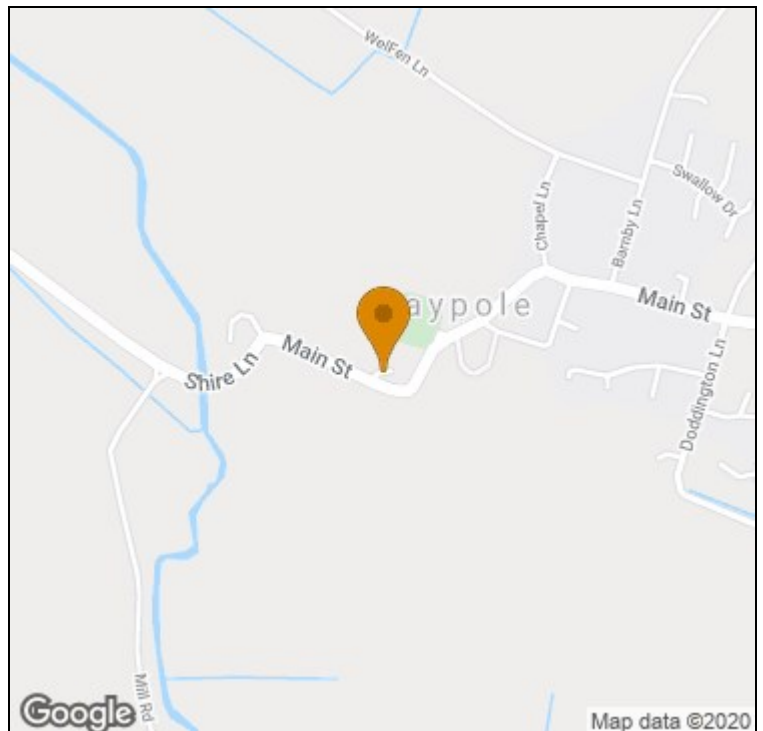


TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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