

Claypole Road, Stubton NG23 5BU

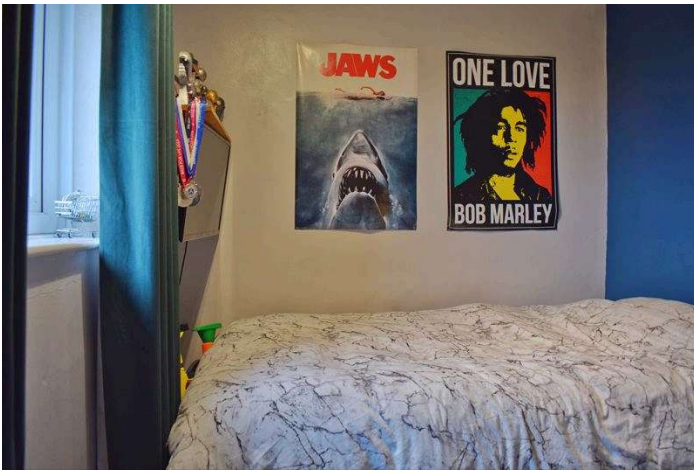


GUIDE PRICE £200,000 to £220,000. A well presented three bedroom home enjoying delightful countryside views. In addition to the three bedrooms, there are two excellent sized reception rooms, kitchen, rear porch, outbuilding and first floor bathroom. The property has ample off road parking, a small courtyard garden to the rear and a further parcel of land adjacent to this. Double glazing and gas (LPG) central heating are installed. Early viewing is very strongly recommended.

Guide Price £200,000 to £220,000







Situation and Amenities

Stubton is a small village and civil parish in the South Kesteven district of Lincolnshire. It is situated approximately 8 miles north of Grantham and approximately 5 miles from Newark on Trent. Adjacent villages include Claypole, Dry Doddington, Beckingham and Brandon. The village has amenities including St Martin's church, a village hall and Stubton Hall which is a large Grade II listed country house. There is also a nursery school in the village, called Littlegates. Stubton won the best kept village in 2012 and on two other occasions in the past. Schooling in the area is of a very high standard with the local primary school being located in the nearby village of Claypole (approximately 1 1/2 miles away), and secondary schools being found in Welbourn, Grantham and Sleaford. For the commuter the A1 is close by and the East Coast Railway Line connects into London, Kings Cross from either Newark or Grantham in a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a small window to the front elevation and provides access to both the lounge and the dining room. From the hallway the staircase rises to the first floor and beneath the staircase is a useful storage cupboard. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 16' 5" x 11' 4" (5.00m x 3.45m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations, the window to the rear enjoys views across the garden and open countryside beyond. The focal point of the lounge is the feature fireplace with multi-fuel burning stove inset. The lounge has the same wood laminate flooring that flows through from the hallway, a ceiling light point and a radiator.

Dining Room 11' 9" x 9' 10" (3.58m x 2.99m)

Once again an excellent sized and well proportioned reception room, having a window to the front elevation and a large opening leading through to the kitchen giving both rooms a nice open and airy feel. The dining room has a feature fireplace with log burning stove inset, the same wood laminate flooring, cornice to the ceiling, picture rail, a ceiling light point and a radiator.

Kitchen 15' 7" x 5' 10" (4.75m x 1.78m)

Having a window to the rear elevation, once again enjoying spectacular views across the countryside. The kitchen is fitted with a very good range of wooden base and wall units, complemented with solid wood work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include an oven, induction hob, fridge and dishwasher. The kitchen has a ceramic tiled floor and recessed ceiling spotlights. A further door leads to the rear porch.

Rear Porch

The rear porch has a window to the side elevation and a door leading out to the rear garden. A further door leads through to the outbuilding.

Outbuilding 17' 7" x 8' 0" (5.36m x 2.44m)

The outbuilding has dual aspect windows to the side and rear elevations, is equipped with power and lighting and has space and plumbing for a washing machine. The outbuilding provides an excellent storage facility and offers further scope and potential subject to the appropriate planning consents.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into all three bedrooms and the bathroom. The landing has a ceiling light point and provides access to the loft space.

Bedroom One 12' 6" x 10' 6" (3.81m x 3.20m) (plus door recess)

An excellent sized double bedroom with a window to the front elevation. There is a useful fitted storage cupboard which is sited above the staircase, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 14' 9" x 10' 11" (4.49m x 3.32m)

A superb sized double bedroom with two windows to the front elevation, a useful storage cupboard sited above the staircase, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 9' 6" x 7' 5" (2.89m x 2.26m)

A double bedroom with a window to the rear elevation overlooking the garden and countryside beyond. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 8' 3" x 4' 11" (2.51m x 1.50m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising 'P' shaped bath with mains shower above, pedestal wash hand basin and WC. A cupboard housing the central heating boiler is located here. The bathroom is complemented with a ceramic tiled floor, part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

Outside

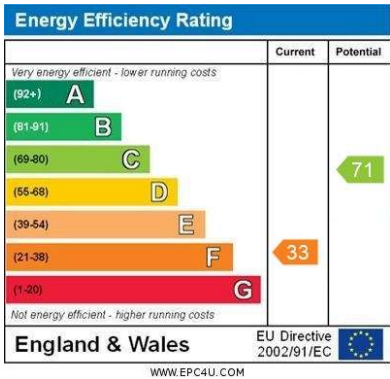
To the front of the property is a long driveway which provides off road parking for several vehicles, adjacent to which is a sizeable lawn. A footpath leads to the front door.

Rear Garden

The rear garden is sub divided and has a small courtyard situated adjacent to the rear of the property and provides an ideal seating and entertaining area, this garden space is predominantly hard landscaped and edged with borders containing a variety of mature shrubs and plants. From here there are splendid views across the open countryside. Also to the rear and accessed via a shared footpath with the neighbouring property is a further good sized garden which is mainly laid to lawn and contains a variety of mature shrubs, plants and trees. The two timber garden sheds and the greenhouse are included within the sale.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire, 01476 406080

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

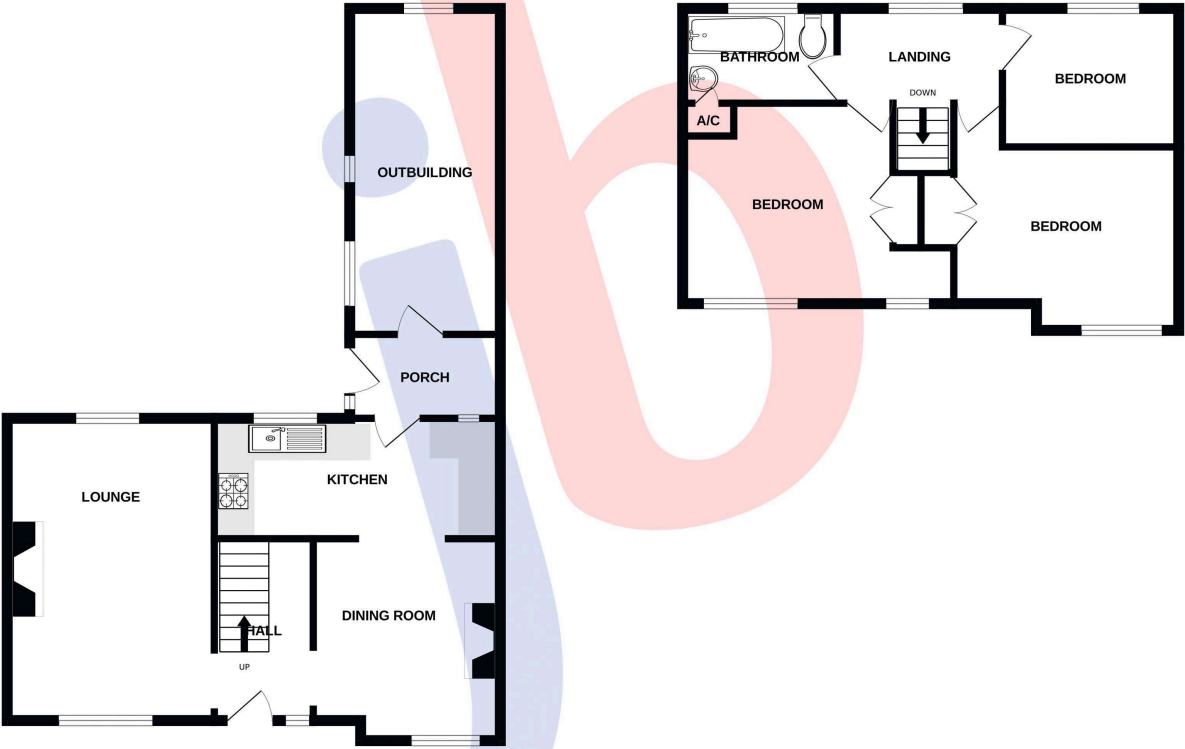
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006251 24 March 2025



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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