

Claypole Road, Stubton NG23 5BU



GUIDE PRICE £220,000 to £230,000. An immaculately presented three bedroom end terrace home situated in this tranquil village location. In addition to the three bedrooms, there are two spacious reception rooms, a fitted kitchen and first floor bathroom. The property stands on an excellent sized plot with delightful countryside views to the rear and also has two useful outbuildings and a storage garage. Double glazing and LPG gas central heating are installed. Early viewing is strongly recommended.

£220,000 to £230,000







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 welcoming entrance hallway has the staircase rising to the first floor and doors providing access to the lounge and dining room. The hallway has a ceiling light point and a radiator.

Lounge 16' 3" x 11' 3" (4.95m x 3.43m)

This excellent and well proportioned reception room has dual aspect windows to the front and rear elevations, the window to the rear enjoys views over the delightful countryside. The focal point of the lounge is the feature fireplace with log burning stove inset and sat on a tiled hearth. The room has two ceiling light points and a radiator.

Dining Room 11' 8" x 9' 9" (3.55m x 2.97m)

This nicely proportioned second reception room has a window to the front elevation and is open plan through to the kitchen giving both rooms a bright, open and airy feel. The dining room has a ceiling light point and a radiator.

Kitchen 15' 6" x 5' 10" (4.72m x 1.78m)

The galley style kitchen has 2 windows to the rear elevation, one of which has spectacular countryside views; there is a door leading out to the rear. The kitchen is fitted with a range of base units with roll top work surfaces and metro tiled splash backs. There is a sink, space and plumbing for a washing machine and further spaces for a free standing electric cooker, vertical fridge/freezer and tumble dryer. The kitchen has a ceramic tiled floor and recessed ceiling spotlights. The Combi central heating boiler is located in the kitchen.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation with countryside views, 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' 4" x 10' 4" (3.76m x 3.15m)

A very good sized double bedroom with a window to the front elevation, a useful storage recess sited above the staircase, a ceiling light point and a radiator.

Bedroom Two 14' 8" x 9' 1" (4.47m x 2.77m)

A large 'L' shaped double bedroom with two windows to the front elevation. The bedroom has a useful storage cupboard sited above the staircase, a ceiling light point and a radiator.

Bedroom Three 9' 3" x 7' 5" (2.82m x 2.26m)

Bedroom three has a window to the rear elevation enjoying the countryside views, a ceiling light point and a radiator.

Bathroom 8' 3" x 6' 8" (2.51m x 2.03m)

The well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail installed.

Outside

This family home stands on an excellent sized plot and to the front and side are extensive and well maintained lawned gardens edged with mature hedgerow. There is a long driveway which provides off road parking for numerous vehicles and next to this is a sectional garage. To the rear of the property is a small courtyard garden and adjacent to this are two outbuildings.

Garage 18' 0" x 14' 0" (5.48m x 4.26m)

The sectional garage provides a very useful storage facility and has an up and over door to the front elevation and a personnel door to the side.

Outbuilding One 11' 4" x 8' 0" (3.45m x 2.44m)

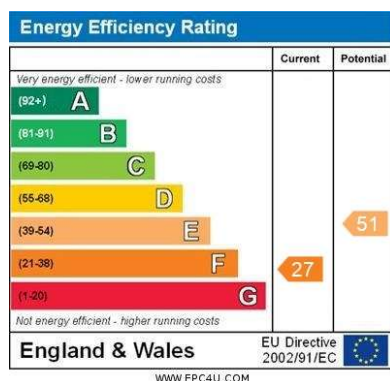
Having a door to the front elevation and a window to the side. The outbuilding is equipped with power and lighting.

Outbuilding Two 8' 0" x 6' 0" (2.44m x 1.83m)

Outbuilding two has a door and window to the side elevation and a further window to the rear. Equipped with power and lighting.

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

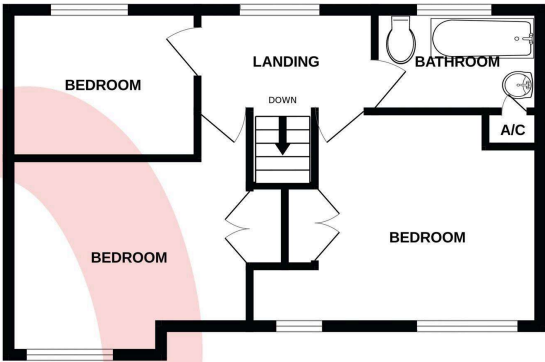
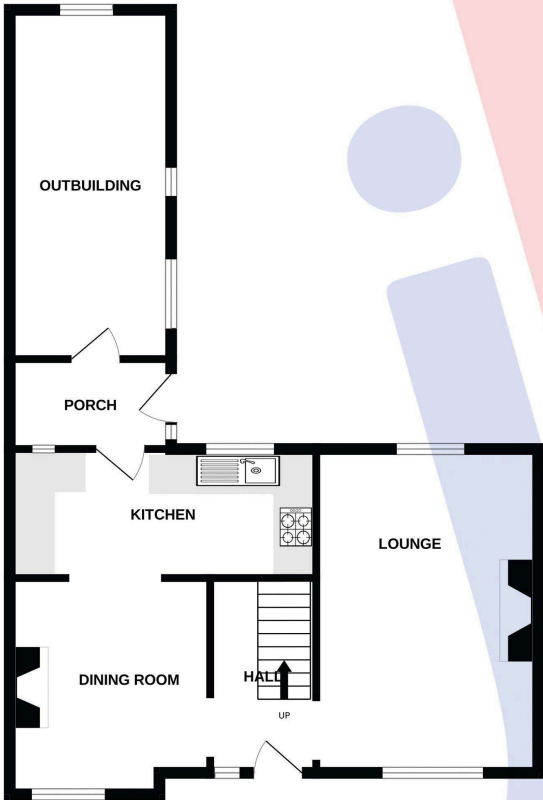
Possession/Tenure

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 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. 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. 00007421 03 October 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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