

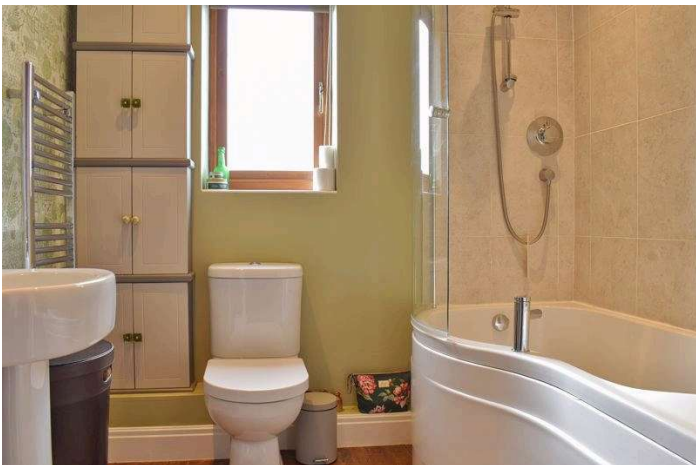
Peacocks Launde, Claypole NG23 5FS



GUIDE PRICE: £220,000 to £230,000. An exceptionally well presented two bedroom semi detached home situated on a delightful plot enjoying stunning countryside views. In addition to the two double bedrooms, the property has an excellent sized lounge, dining kitchen, cloakroom and first floor bathroom. There is off road parking for two vehicles and a delightful garden to the rear. The property is double glazed and has gas central heating. Early viewing is absolutely essential.

Guide Price £220,000 TO £230,000







Situation and Amenities

The sought after village of Claypole is situated approximately 5 miles south east of the historic market town of Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station taking just over an hour. There is also access to Lincoln and Nottingham via Newark Castle station. Claypole is located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a good range of amenities including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant, village hall and an excellent Primary school.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and a half glazed door leading into the dining kitchen. The hallway has wooden flooring, a ceiling light point and a radiator.

Dining Kitchen 16' 4" x 10' 2" (4.97m x 3.10m)

This excellent sized kitchen has dual aspect windows to the front and side elevations, both of which enjoy views across the open countryside. The kitchen area itself is fitted with a comprehensive range of quality base and wall units complemented with granite work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, tumble dryer and fridge (behind the fridge is plumbing for a dishwasher if required). In addition there is space and plumbing for a washing machine. The room is of sufficient size to comfortably accommodate a dining table and has the same flooring that flows through from the hallway, a ceiling light point and a radiator. The central heating boiler is located in the kitchen. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard. Further doors provide access to the cloakroom and the lounge.

Ground Floor Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC and has the same flooring that flows through from the kitchen, a ceiling light point, extractor fan and radiator.

Lounge 13' 9" x 13' 4" (4.19m x 4.06m)

This excellent sized and well proportioned reception room has French doors leading out into the garden, once again enjoying wonderful countryside views. The focal point of the lounge is the fireplace with electric fire inset. The room has the same wood flooring, two ceiling light points and a radiator.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has doors into the two bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 13' 3" x 12' 8" (4.04m x 3.86m)

An excellent sized double bedroom with a window overlooking the garden and open fields beyond. The bedroom has fitted wardrobes, one double and one single, two ceiling light points and a radiator.

Bedroom Two 11' 5" x 7' 7" (3.48m x 2.31m) (excluding wardrobes)

A double bedroom with a window to the front elevation overlooking the parking and beyond that views of open countryside. The bedroom has a fitted double and single wardrobe, a ceiling light point and a radiator.

Bathroom 7' 4" x 6' 5" (2.23m x 1.95m)

The bathroom has an opaque window to the side and is fitted with a white suite comprising a 'P' shaped bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is a shaver socket, an extractor fan and a heated towel rail.

Outside

To the front of the property are two parking spaces adjacent to which is a footpath that leads down the side of the property to the rear garden.

Rear Garden

The fully enclosed rear garden is tastefully landscaped and comprises a well maintained lawn edged with manicured bushes. The garden contains a variety of mature shrubs, plants and fruit trees. There is a patio area adjacent to the French doors from the lounge and this provides an ideal outdoor seating and entertaining space. From the garden spectacular views across open countryside can be enjoyed.

Council Tax

The property is in Band B.

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,

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.

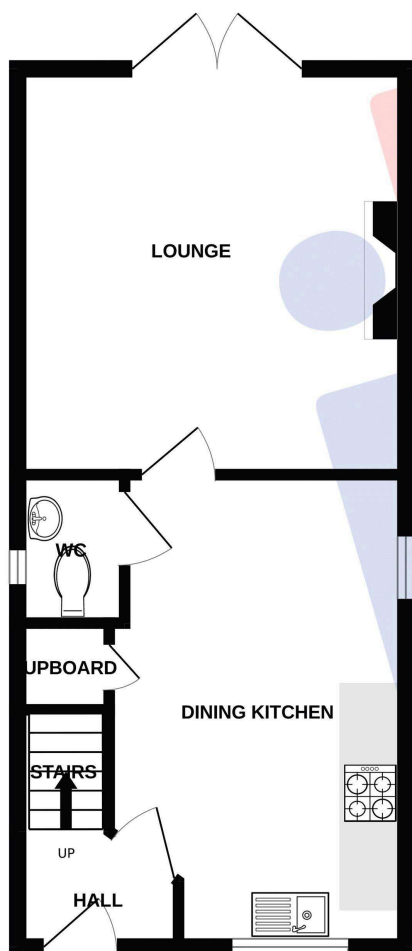
Services/Referral Fees

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

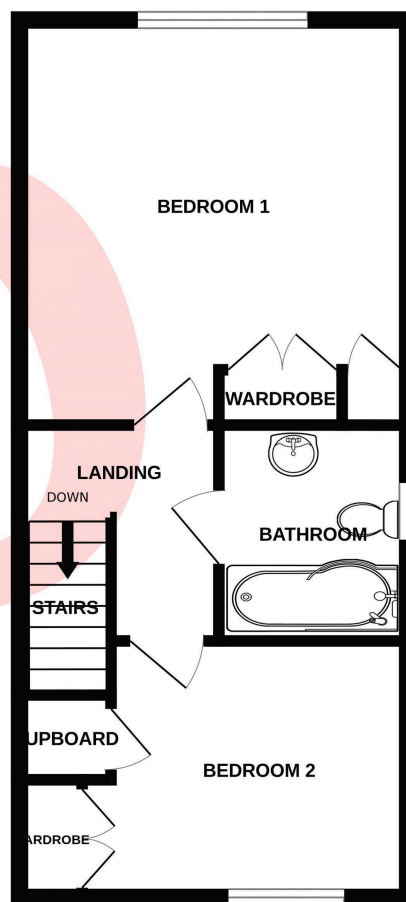
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007523 21 October 2025



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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