

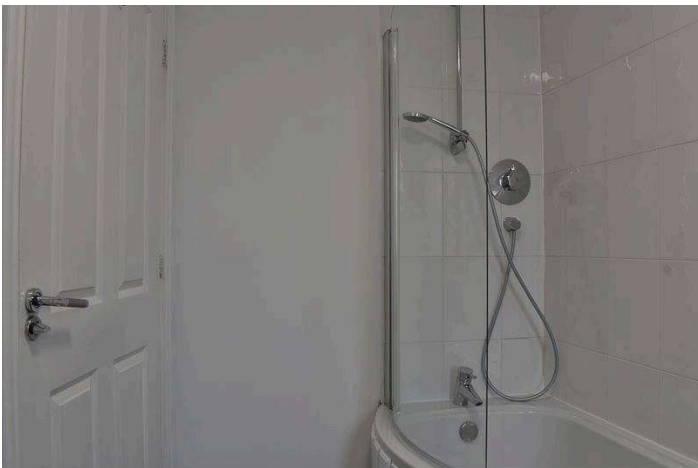
Peacocks Launde, Claypole NG23 5FS



A superbly presented two bedroom ground floor apartment available for purchase with NO CHAIN. In addition to the TWO DOUBLE BEDROOMS, the property has a fabulous open plan living, dining and kitchen area, and a well appointed bathroom. A particular feature is the sun terrace to the rear and private garden, together with the delightful countryside views. The property is double glazed, has gas central heating and an allocated parking space.

£170,000







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 'L' shaped entrance hallway provides access to all rooms. The airing cupboard housing the central heating boiler is located here. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Living/Dining/Kitchen Area 21' 6" x 13' 1" (6.55m x 3.98m) (at widest points)

This fabulous open plan living space has windows, and French doors providing access out to the private garden, with delightful views across open countryside. The kitchen area is fitted with an extensive array of contemporary base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with ceramic hob and extractor hood above, fridge and freezer. In addition there is space for a slim-line dishwasher and further space and plumbing for a washing machine. Also within the kitchen area is a breakfast bar and a window to the side elevation. The entire room has wood laminate flooring, a radiator and three ceiling light points.

Bedroom One 12' 7" x 12' 0" (3.83m x 3.65m) (excluding wardrobes)

A superb sized double bedroom having a window to the rear elevation overlooking the garden and countryside. The bedroom has twin fitted wardrobes, wood laminate flooring, a ceiling light point and a radiator.

Bedroom Two 11' 8" x 8' 1" (3.55m x 2.46m)

A double bedroom with a window to the front elevation, wood laminate flooring, a ceiling light point and a radiator. This bedroom also has a useful fitted storage cupboard.

Bathroom 10' 0" x 5' 11" (3.05m x 1.80m)

The well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and WC. The bathroom is enhanced with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Outside

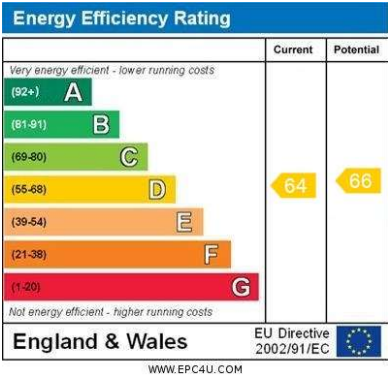
To the front of the property is an allocated parking space. To the rear is a raised deck leading out onto a private rear garden which is laid primarily to lawn and edged with borders. From here there are fantastic views across the open countryside.

Lease Information

We have been informed that the property is leasehold on a 999 year lease from July 2007, with approximately 980 years remaining. There is a current Ground Rent of £80 per annum and a current service charge of £1,056 per annum.

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,

Possession/Tenure

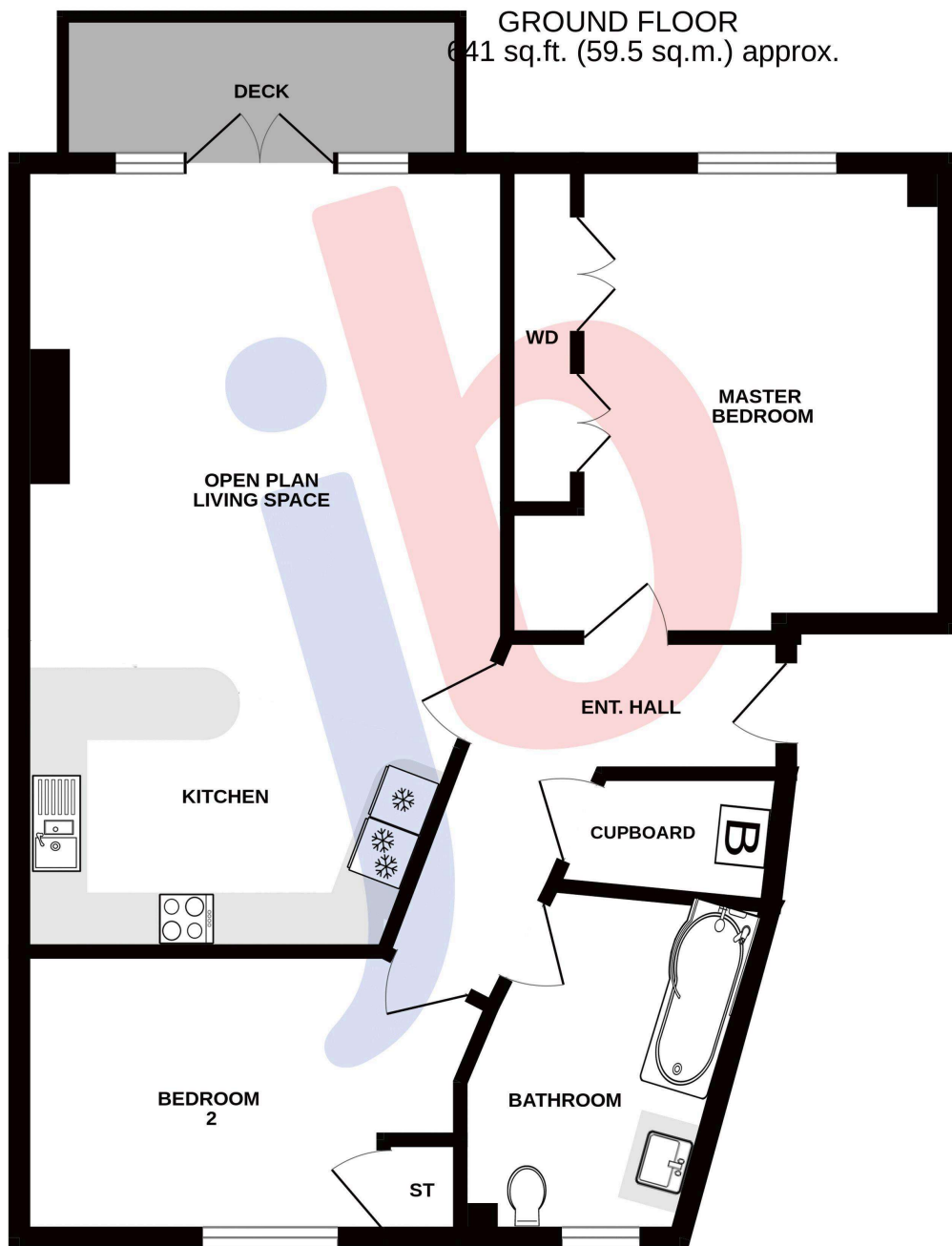
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

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: JMP Solicitors - £180.00 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. 00007572 30 January 2026





GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

TOTAL FLOOR AREA : 641 sq.ft. (59.5 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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