



**Back Lane, Claypole Newark NG23 5AA**

**welcome to**

**Back Lane, Claypole Newark**

William H Brown are pleased to present this three bedroom detached bungalow situated within the popular village of Claypole with a generously sized plot with driveway for multiple cars, car port and garage.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Porch

Entrance porch leading to the hallway.

## Lounge

20' 9" x 10' 8" ( 6.32m x 3.25m )  
Spacious living room benefiting from open fire with brick surround, radiator and double glazed windows to the front and side.

## Kitchen/Diner

The kitchen has a range of wall and base units, extractor, hob, built in double oven, sink and drainer and radiator. To the dining area there are double glazed patio doors leading to the front of the property, double glazed window to the side and radiator.

## Utility Room

7' 6" x 4' 3" ( 2.29m x 1.30m )  
Utility room with plumbing for washing machine and door leading into the pantry and conservatory.

## Pantry

5' 1" x 2' 5" ( 1.55m x 0.74m )  
Pantry leading off the utility room.

## Conservatory

14' 5" x 9' 6" ( 4.39m x 2.90m )  
Double glazed door to the patio and ceiling fan.

## Hallway

Loft hatch access with boarding with a potential to convert.

## Bedroom One

11' 5" x 11' 3" ( 3.48m x 3.43m )  
Double bedroom with double glazed window to the side, radiator and built in storage.

## En-Suite

WC, Wash hand basin and Shower.

## Bedroom Two

11' 2" x 10' 1" ( 3.40m x 3.07m )  
Double bedroom with double glazed window to the front, radiator and built in storage.

## Storage Cupboard

Storage room off bedroom two with potential for an en-suite bathroom. First fix plumbing has been installed ready for an en-suite to be installed if a new buyer wanted to do this.

## Bedroom Three

9' 2" x 7' 8" ( 2.79m x 2.34m )  
Double glazed window to the rear, radiator and built in storage.

## Bathroom

Modern fitted part tiled bathroom with vanity unit suite with WC/Sink and storage cupboard, Shower cubicle, Heated towel rail and Bath.

## Outside Front Garden

To the front of the property there is a large driveway for multiple cars, car port, single garage with electric roller shutter door and lawned area.

## Rear Garden

The rear benefits from being laid to lawn with a patio area.

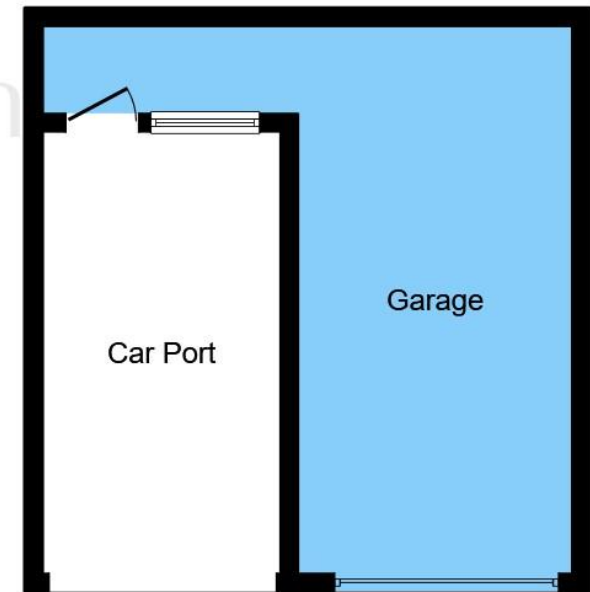


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**Floor Plan**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Awaiting Photograph

## Back Lane, Claypole Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£319,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105062 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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