



The Lilacs, Back Lane, Claypole, Newark, NG23 5AA

welcome to

The Lilacs, 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.



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.

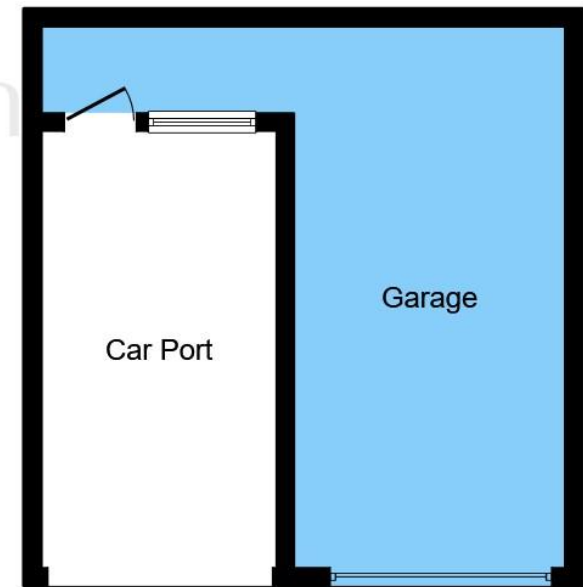


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Floor Plan



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

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The Lilacs, Back Lane, Claypole, Newark

- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN/DINER & UTILITY
- GARAGE & CAR PORT
- MASTER BEDROOM WITH ENSUITE

Tenure: Freehold
EPC Rating: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK105421 - 0003

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william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk