



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



**welcome to**

**The Lilacs Back Lane, Claypole Newark**

**\*\* GUIDE PRICE £300,000 - £325,000 \*\*** 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.

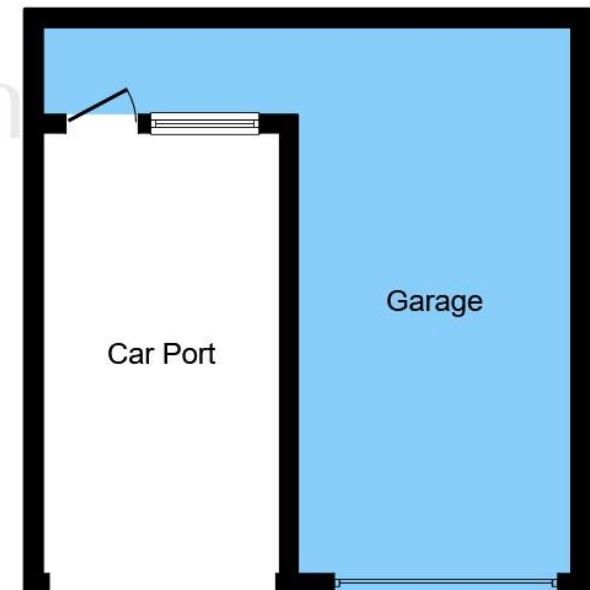


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**Floor Plan**



**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](http://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

Council Tax Band: D

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105421 - 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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