



**Oster Fen Lane, Claypole, Newark, NG23 5BN**



**welcome to**

**Oster Fen Lane, Claypole, Newark**

**\*\* NO ONWARD CHAIN! \*\*** This stunning five bedroom Grade II listed detached family home offers spacious accommodation throughout, generous mature rear garden and located within the sought after village of Claypole with fantastic local amenities and easy access to the A1 and Newark.



### Entrance Hall

Entrance hall with stairs rising to the first floor and access into the living room and dining room.

### Living Room

12' 8" x 15' max ( 3.86m x 4.57m max )

A spacious dual aspect living room with single glazed window to the front and side, radiator and fireplace.

### Dining Room

15' 1" x 14' 7" ( 4.60m x 4.45m )

A separate dining room with single glazed window to the front and rear, radiator, storage cupboard and brick fireplace. In addition, there is a door leading out to the garden.

### Kitchen

15' 3" x 15' 2" ( 4.65m x 4.62m )

A range of low and eye level units with gas hob, oven, plumbing for a washing machine, space/plumbing for a dishwasher, space for a fridge/freezer and stainless steel sink and drainer. In addition, the kitchen offers beautiful beams and single glazed windows to the front and rear.

### Inner Hall

Leading off the kitchen with another set of stairs rising to the first floor and access into the WC/Cloakroom.

### Wc/Cloakroom

Downstairs cloakroom with WC and single glazed window to the rear.

### First Floor Landing

The property offers two first floor landings via two sets of stairs.

### Master Bedroom

15' x 12' 8" max ( 4.57m x 3.86m max )

A generous dual aspect DOUBLE bedroom with single glazed windows to the front and rear, radiator and storage cupboard.

### Bedroom Two

15' x 15' 1" ( 4.57m x 4.60m )

Another DOUBLE bedroom with two single glazed windows, storage cupboard and radiator.

### Bedroom Three

15' 2" x 12' max ( 4.62m x 3.66m max )

A further DOUBLE bedroom with two single glazed windows and radiator. This bedroom is accessed via the second landing.

### Bedroom Four

11' 6" x 9' 1" ( 3.51m x 2.77m )

A good sized fourth bedroom with single glazed window and radiator. This bedroom is accessed via the second landing.

### Bedroom Five

7' 1" x 12' 11" ( 2.16m x 3.94m )

The fifth bedroom offers a single glazed window to the rear and radiator.

### Family Bathroom

A three piece family bathroom with WC, wash hand basin, bath with shower over, radiator, boiler housing and obscured double glazed window to the rear.

### Outside Front Garden

The front of the property is situated on Oster Fen Lane but the side of the property can be access via Main Street.

### Rear Garden

The rear of the property is enclosed with a large patio area ideal for seating and offers a range of mature trees, shrubs and plants.

### Barn

The attached barn has previous planning 'Approved conditionally' to convert to a two bedroom dwelling with a range of potential uses. Please ask the agent for more details.

### Office

Accessed via the garden with single glazed window to the rear and archway through to the store room.

### Store Room

Store room with storage cupboards and archway through to the office.

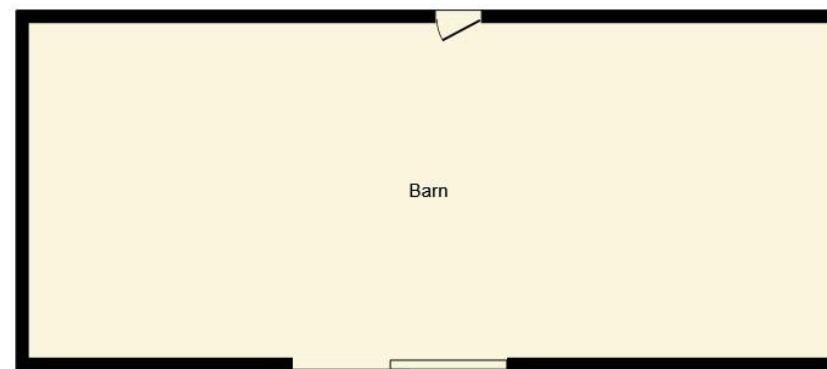


**view this property online** [williamhbrown.co.uk/Property/NWK105849](http://williamhbrown.co.uk/Property/NWK105849)





**Ground Floor**



**Outbuilding**



**First Floor**

william h brown

**welcome to**

## **Oster Fen Lane, Claypole, Newark**

- DETACHED GRADE II LISTED FAMILY HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- WC/CLOAKROOM
- KITCHEN/DINER

Tenure: Freehold EPC Rating: E

Council Tax Band: E

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK105849](http://williamhbrown.co.uk/Property/NWK105849)



Property Ref:  
NWK105849 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**