



Swallow Drive, Claypole, Newark

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OLIVER REILLY





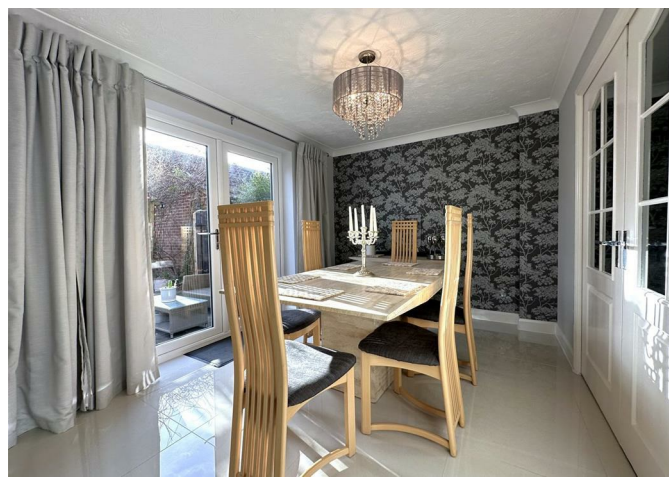
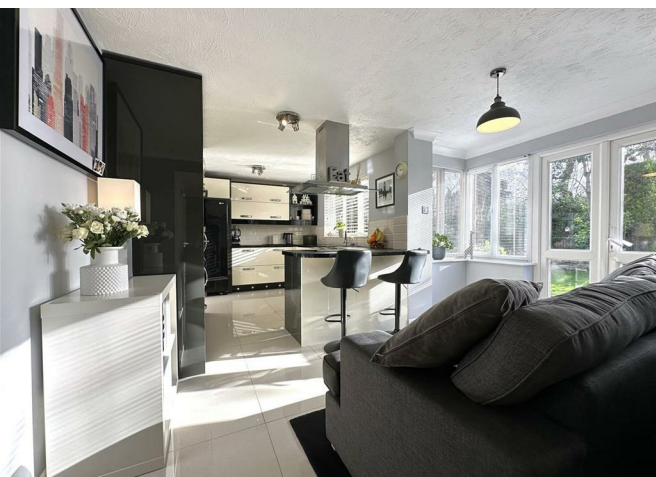


# Swallow Drive, Claypole, Newark

- STUNNING DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE & PRIVATE GARDEN
- FOUR DOUBLE BEDROOMS
- DESIRABLE VILLAGE WITH AMENITIES
- SUPERB FAMILY DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- IMPECCABLE PRESENTATION! Tenure: Freehold EPC 'D'

## SETTING THE STANDARD! WITH ROOM FOR THE WHOLE FAMILY!

Prepare to fall in love with this simply STUNNING contemporary detached residence. Commanding an enviable position at the head of quiet and charming cul-de-sac, within the heart of the HIGHLY DESIRABLE and extremely well served village of Claypole. Close to main road links, with ease of access to Newark, Sleaford and Lincoln. This exceptionally well-maintained home prides itself on a generous and free-flowing internal layout. Presented to near-faultless condition. The extensive internal layout comprises: Inviting reception hall, a generous bay-fronted lounge with double doors opening into a separate dining room and FABULOUS 19FT OPEN-PLAN FAMILY KITCHEN. Enjoying a range of high-quality integrated appliances, a breakfast bar and lovely seating area. Perfect for family-life and for entertaining! Furthermore, there is a separate utility room and study. The first floor hosts a modern family bathroom. FOUR DOUBLE BEDROOMS. All boasting FITTED WARDROBES. The HUGE master bedroom also has a stylish en-suite shower room. Externally, the property stands proud with a high degree of kerb appeal. There is a substantial multi-car driveway, with side-by-side parking and a DETACHED DOUBLE GARAGE. Providing power and lighting. The delightful, established and highly private rear garden is also a real highlight! Further benefits of this FIRST-CLASS FAMILY HOME include uPVC double glazing throughout and gas central heating. Internal viewings are ESSENTIAL! The striking contemporary design and instantaneous homely feel will have you head over heels in no time at all!



Offers in excess of £425,000



### RECEPTION HALL:

10'2 x 9'6 (3.10m x 2.90m)

Accessed via a complementary modern composite front entrance door. The wonderfully inviting entrance space provides laminate flooring, carpeted stairs with an open-spindle balustrade and oak handrail with painted uPVC double glazed window to the front elevation, as you go upstairs. The hallway has a double panel radiator, ceiling light fitting, alarm control panel, PIR alarm sensor, central heating thermostat and smoke alarm. Fitted storage cupboard. Access into two reception rooms, the family dining kitchen and ground floor W.C.

### GROUND FLOOR W.C:

5'4 x 5'1 (1.63m x 1.55m)

Of stylish contemporary design. Providing tiled flooring. A low-level W.C, pedestal wash hand basin with chrome mixer tap. Medium height white tiled splash backs. Single panel radiator and a ceiling light fitting.

### BAY-FRONTED LOUNGE

18'3 x 11'9 (5.56m x 3.58m)

A LOVELY AND VERY GENEROUS RECEPTION ROOM. Providing oak engineered flooring, two ceiling light fittings, a double panel radiator, TV point and a central feature fireplace, housing an inset gas fire, with a raised hearth and decorative surround. Walk-in bay-window with painted uPVC double glazed windows to the front elevation. Internal French doors open into the separate dining room. Max measurements provided into bay-window.

### DINING ROOM:

11'9 x 8'10 (3.58m x 2.69m)

A spacious and additional reception room. Providing tiled flooring, a ceiling light fitting, double panel radiator and uPVC double glazed French doors, opening onto the patio, in the rear garden. Internal access through to the living/dining family kitchen.

### LIVING/DINING KITCHEN:

19'3 x 15'10 (5.87m x 4.83m )

OF FABULOUS CONTEMPORARY DESIGN. Enjoying tiled flooring throughout. The high-specification kitchen hosts an extensive range of high-gloss fitted wall and base units with flat-edge work surfaces over and white brick-effect walled tiled splash backs. Inset sink with glass surround and drainer. Integrated dishwasher. Integrated medium height 'SMEG' coffee machine, microwave and electric double oven. Integrated 'SAMSUNG' four ring induction hob with ceiling mounted extractor hood. Provision for a freestanding American-style fridge freezer. LED kickboard lighting. Two ceiling light fittings and a uPVC double glazed window to the rear elevation. The living/ dining area hosts a breakfast bar, sufficient seating space, a ceiling light fitting, double panel radiator, PIR alarm sensor. There is a lovely rear bay, with uPVC double glazed windows to the side and rear elevation. uPVC double glazed French doors open out into the garden. There is internal access into the dining room and separate utility room. Max measurements provided. Kitchen width reduces to 9'7 ft. (2.92m).

### UTILITY ROOM:

6'9 x 5'4 (2.06m x 1.63m)

With continuation of the attractive tiled flooring. Providing further high-gloss wall and base units with flat edge work surfaces over with white brick-effect walled tiled splash backs. Inset stainless steel sink with drainer. Under counter plumbing/ provision for washing machine and tumble dryer. Access to the gas-fired central heating boiler. Ceiling light fitting. A secure uPVC doubled glazed side external door gives access into the garden.

### STUDY:

8'10 x 6'5 (2.69m x 1.96m)

A further reception room, with multi-purpose use. Providing laminate flooring, a single panel radiator, ceiling light fitting and a Painted uPVC double glazed window to the front elevation.





#### FIRST FLOOR LANDING:

6'7 x 6'5 (2.01m x 1.96m)

A lovely open space. Providing carpeted flooring, an open-spindle balustrade with oak handrail. Ceiling light fitting, loft hatch access point, smoke alarm. A fitted airing cupboard houses the hot water cylinder, with sufficient storage. Painted uPVC double glazed window to the front elevation. Access into the family bathroom and all four DOUBLE bedrooms.

#### MASTER BEDROOM:

19'10 x 11'10 (6.05m x 3.61m)

A STUNNING principle bedroom. Located at the front of the property. Providing carpeted flooring, two single panel radiators, two ceiling light fittings, a TV point and two extensive double fitted wardrobes. Painted uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided. Length reduces to 15'6 ft (4.72m).

#### EN-SUITE SHOWER ROOM:

7'2 x 5'2 (2.18m x 1.57m)

Of attractive modern design. Providing tiled flooring. A corner fitted shower cubicle with mains shower facility. A low-level W.C and pedestal wash hand basin with chrome mixer tap. Stylish floor to ceiling walled tiled splash backs. Chrome heated towel rail, ceiling light fitting. Two obscure uPVC double glazed windows to the side and rear elevation.

#### BEDROOM TWO:

12'9 x 10'1 (3.89m x 3.07m)

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a single panel radiator, ceiling light fitting, double fitted wardrobe. TV point a painted uPVC double glazed window to the front elevation. Max measurements provided.

#### BEDROOM THREE:

11'9 x 8'10 (3.58m x 2.69m)

AN ADDITIONAL DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a single panel radiator, single fitted wardrobe, ceiling light fitting, TV point and a uPVC double glazed window to the rear elevation. Overlooking the delightful rear garden.

#### BEDROOM FOUR:

9'10 x 8'8 (3.00m x 2.64m)

A FINAL DOUBLE BEDROOM. Providing carpeted flooring, a single panel radiator, double fitted wardrobe and a uPVC double glazed window to the rear elevation. Max measurements provided.

#### FAMILY BATHROOM:

8'7 x 6'8 (2.62m x 2.03m)

Of complementary modern design. Providing laminate flooring. A wooden panelled bath with chrome taps and a mains shower facility with wall-mounted clear glass shower screen. A low-level W.C and a pedestal wash hand basin with chrome taps. Modern floor to ceiling walled tiled splash backs. Shaver point, extractor fan, single panel radiator and a ceiling light fitting. Obscure uPVC double glazed window to the rear elevation.

#### DETACHED DOUBLE GARAGE:

17'1 x 16'5 (5.21m x 5.00m)

Of brick built construction with a pitched tiled roof. Providing two manual up/ over garage doors. Benefitting from power and lighting. Open over-head eaves storage.

#### EXTERNALLY:

The property enjoys a lovely and commanding position. Situated at the head of a quiet cul-de-sac. The front aspect is greeted with a paved pathway, leading to the front entrance door, with a storm canopy. There is a lawned frontage, and array of established bushes, with partial planted borders. The right side elevation hosts an extensive tarmac driveway, with side-by side parking and access into the detached DOUBLE garage, with has two external up/ downlights. A secure timber left side access gate leads into the wonderful, beautifully maintained and established rear garden. Retaining a high-degree of privacy, all year round. There is a lovely and substantial paved seating area. The garden is predominantly laid to lawn, surrounded by beautiful planted borders. The top left side corner of the garden has a further paved seating area. There is an external tap and provision for a large garden shed. There are fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, full alarm system and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,480 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

South Kesteven District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'D'

#### Local Information & Amenities: Claypole

The sought-after village of Claypole, is situated approximately 5 miles 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast 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.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

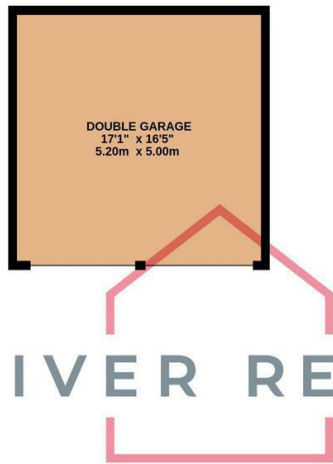
#### Draft Details-Awaiting Approval:











OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

