



CLAYPOLE DRIVE, NORTHBOROUGH, PE6 9DW
£459,995 FREEHOLD

A STUNNING DETACHED FAMILY HOME, SUPERBLY LOCATED WITH THE EVER-POPULAR VILLAGE OF NORTHBOROUGH, A BEAUTIFULLY PRESENTED AND EXTENDED PROPERTY WITH FOUR BEDROOMS, PRINCIPAL WITH DRESSING ROOM AND EN SUITE, THE GROUND FLOOR BOASTS A QUALITY REFITTED KITCHEN AND ADDITIONAL FAMILY ROOM.

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Across the extended driveway with ample parking for at least four vehicles and up to the contemporary composite entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming reception greet you, with stairs to the first-floor accommodation and finished with quality wood effect flooring with decorative inlay.

SITTING ROOM

13'9 x 11'6 a light and attractive sitting room with UPVC picture window to the front aspect, feature fireplace with inlaid contemporary fire, radiator, power points and TV point.

KITCHEN DAY ROOM

19'11 x 11'9 a great space to gather with UPVC French doors to the rear aspect, comprising a refitted range of contemporary bespoke base and eye level storage units, incorporating quartz work surface central island unit with sink inset and mixer tap over, integrated microwave oven, single oven and induction hob with modern extractor fan over, integrated dishwasher, vertical radiator, bespoke lit shelving power points, ceiling spotlights and wood effect flooring, opening through to:

FAMILY ROOM

11'2 x 11'10 a fantastic addition to the accommodation, a lovely bright space with lantern sky light, quad doors to the side aspect on to the attractive gardens and further arrow style windows to the rear, finished with wood effect flooring, vertical radiator, power points and ceiling spotlights.

BOOT ROOM

12'3 x 8'5 (max) a continuation of the kitchen with UPVC box bay window to the rear aspect with bespoke dog bed, integrated fridge and freezer and additional pantry unit, radiator, power points and wood effect flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin, wood effect flooring, extractor fan, ceiling spotlights and radiator.

UTILITY ROOM

5'11 x 4'11 with part glazed UPVC door to the side aspect, roll edge work surface with sink inset and mixer tap over, plumbing and space for washing machine, space for tumble dryer, power points, ceiling spotlights and wood effect flooring.

LANDING

With loft access and recessed storage cupboard, door spanning out to:

BEDROOM

8'5 x 8' with UPVC window to the front aspect, bespoke fitted single bed, radiator and power points.

BEDROOM

11'1 x 11'4 (min) 13'4 (max) with UPVC window to the front aspect, radiator and power points.

BEDROOM

11'1 x 10'1 (excluding wardrobes) with UPVC window to the rear aspect, fitted triple wardrobe, radiator, power points and TV point.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, wood effect flooring and chrome heated towel rail.

PRINCIPAL BEDROOM

13'11 x 11'1 opening to 23'9 a lovely room with UPVC window to the front aspect, radiator, power points and TV point, opening through to a DRESSING ROOM 12'3 x 9'10 (max) with UPVC window to the rear aspect.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, circular wash hand basin set on vanity unit with storage under, double shower cubicle with glass screen and rain shower, tiled effect flooring, chrome towel rail and ceiling spotlights.

OUTSIDE

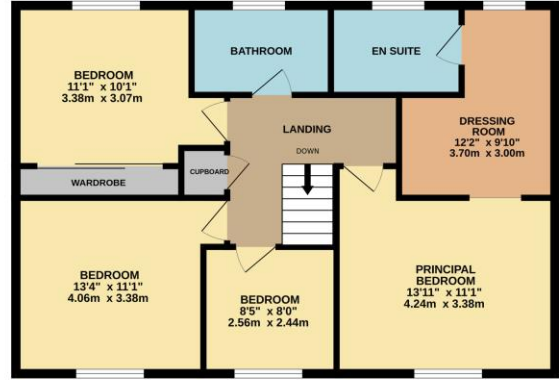
A great spot, just around the corner from open greens within the popular village of Northborough, the frontage is open and gravel offering extended parking for at least four vehicles, leading to an OVERSIZE GARAGE 17'5 x 14'4 with up and over door, power and light connect with wall mounted boiler and pedestrian door to the side. Gated side access leads to the rear gardens, which are enclosed by panel fencing, with mature well stocked borders, cobbled patio seating area, space for hot tub, raised beds and timber summer house.



GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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