

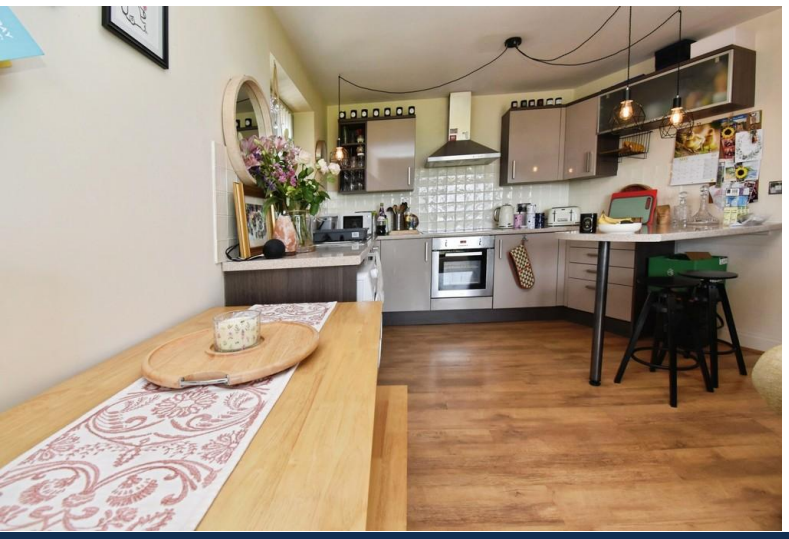
22 Peacocks Launde

Claypole, NG23 5FS

Book a Viewing

Guide Price £140,000 to £150,000

Enjoying stunning views across open countryside, this modern First Floor Apartment is tucked away in a highly sought after cul-de-sac within the ever popular village of Claypole. Offering an enviable blend of tranquillity and modern living, the property provides an ideal retreat with a bright, contemporary feel throughout. Accessed via a secure communal entrance with door entry system, the well appointed accommodation opens into a welcoming entrance hallway leading to two double bedrooms, both benefitting from fitted wardrobes for practical storage. The bathroom features a mains fed shower over the bath, while the heart of the home is the impressive open plan living kitchen space - designed for both relaxing and entertaining. French doors flood the room with natural light and open onto a private balcony, perfectly positioned to take in the surrounding countryside views. Further benefits include an allocated parking space, completing this attractive village lifestyle opportunity.





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SERVICES
Electricity, water and drainage mains services available. Electric central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION
Situated in the peaceful village of Claypole, the property enjoys a friendly community atmosphere, with local amenities including a village store, post office, and the popular Five Bells Inn. Well-regarded schools, excellent transport links via the A1 and nearby Newark Train Stations make this an ideal location for families and commuters alike.









ACCOMMODATION

COMMUNAL ENTRANCE
With secure door entry system, stairs to first floor apartment.

ENTRANCE HALL
With radiator, laminate flooring, built-in storage cupboard housing the electric boiler, secure door entry system, doors to the open plan living room kitchen, bathroom and the two bedrooms.

OPEN PLAN LOUNGE KITCHEN BREAKFAST ROOM
21' 3" x 12' 9" maximum measurements (6.5m x 3.9m) Kitchen area fitted with a modern range of wall and base units with a worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap. Fitted oven, ceramic hob and stainless steel extract hood. Integrated fridge, under counter space and plumbing for a washing machine. Breakfast bar, laminate flooring, tiled splashbacks, uPVC double glazed window to the side elevation and uPVC double glazed windows and French doors on to a decked balcony to the rear.

BEDROOM ONE
11' 9" to the back of the wardrobes x 12' 5" in to recess (3.6m x 3.8m) With uPVC double glazed window to the rear elevation, laminate flooring, radiator and built-in double wardrobes.

BEDROOM TWO
11' 5" to back of the wardrobe x 8' 2" (3.5m x 2.5m) With uPVC double glazed window to the front elevation, laminate flooring, radiator and built-in wardrobe.

BATHROOM
9' 6" x 5' 10" (2.9m x 1.8m) Fitted with a white three piece suite comprising a P-shape bath with a mains fed shower over, pedestal wash hand basin and low level WC. Laminate flooring, extractor, chrome heated towel rail and uPVC double glazed opaque window to the front elevation.

LEASEHOLD INFORMATION
Length of Lease - 999 from 1.7.2007

Years Remaining on Lease - 980

Monthly Service Charge Amount - £88

Service Charge Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

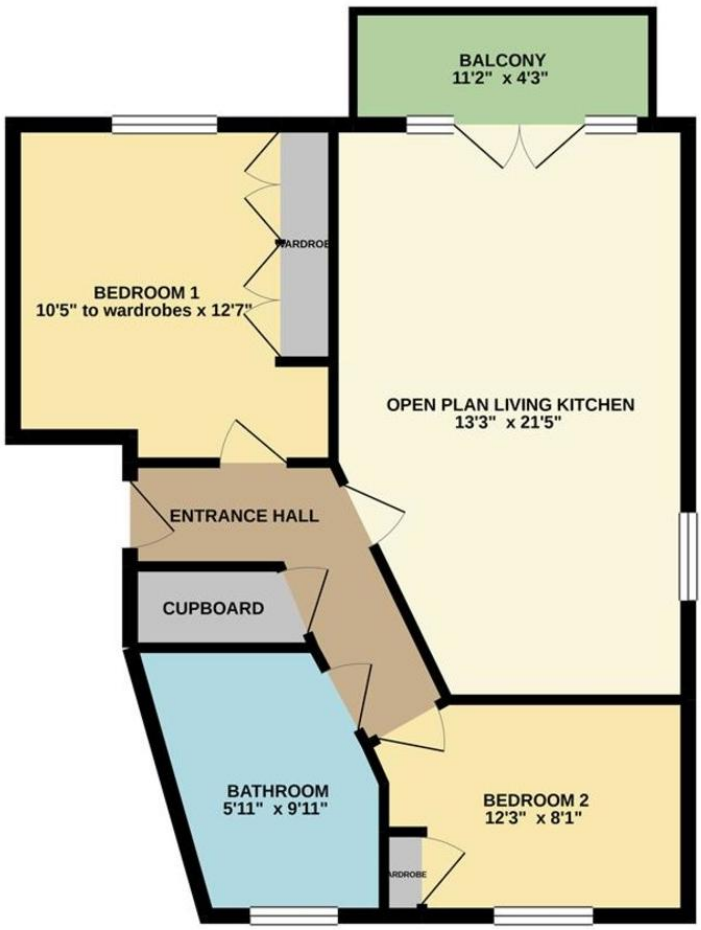
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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FIRST FLOOR
655 sq.ft. approx.



TOTAL FLOOR AREA : 655 sq.ft. 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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The Property Ombudsman