

## Wickliffe Park, Claypole



A two bedroom mid terrace property situated in this highly sought after village location. In addition to the two bedrooms, the property has a nicely proportioned lounge, kitchen/diner, ground floor cloakroom, first floor bathroom and en-suite. There is off road parking and an enclosed garden to the rear. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

**£170,000**



## **Situation and Amenities**

The sought after village of Claypole is situated approximately 5 miles south 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 taking just over an hour. There is also access to Lincoln and Nottingham via Newark Castle station. Claypole is located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a good 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.

## **Accommodation**

Upon entering the front door, this leads into:

### **Entrance Hall**

The entrance hallway has doors providing access to the cloakroom and lounge. There is a ceiling light point and a radiator.

### **Ground Floor Cloakroom**

The cloakroom is fitted with a pedestal wash hand basin and WC, and has part ceramic tiling to the walls, a ceiling light point, extractor fan and radiator.

### **Lounge 14' 3" x 10' 5" (4.34m x 3.17m)**

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the fireplace with electric fire set on a marble effect hearth. The lounge has a ceiling light point and a radiator. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. A door leads into the dining kitchen.

### **Dining Kitchen 13' 6" x 9' 3" (4.11m x 2.82m)**

Having a window to the rear elevation and sliding patio doors providing access to the garden. The staircase rises to the first floor. The kitchen area is fitted with a good range of base and wall units complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include a double oven with gas hob and extractor hood above, fridge and freezer. In addition there is space and plumbing for a washing machine. The room is of sufficient size to accommodate a small dining table and has two ceiling light points and a radiator.

### **First Floor Landing**

The staircase rises from the dining kitchen to the first floor landing which has doors into the two bedrooms and the family bathroom. There is a useful storage cupboard which also houses the central heating boiler. The landing has a ceiling light point and provides access to the roof space.

### **Bedroom One 11' 3" x 10' 8" (3.43m x 3.25m)**

A good sized double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator. A door leads into the en-suite shower room.

### **En-suite Shower Room**

The en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite has part ceramic tiling to the walls, a ceiling light point, extractor fan, shaver socket and radiator.

### **Bedroom Two 10' 7" x 7' 0" (3.22m x 2.13m)**

A good sized second bedroom having a window to the rear elevation, a fitted double wardrobe, ceiling light point and a radiator.

### **Family Bathroom 6' 5" x 6' 3" (1.95m x 1.90m)**

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, extractor fan, shaver socket and radiator.

## **Outside**

To the front of the property is an allocated parking space and to the rear is an enclosed garden which is hard landscaped for ease of maintenance. The timber shed is included within the sale. There is gated access at the foot of the garden.

## **Council Tax**

The property is in Band B.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

South Kesteven District Council, Lincolnshire,

**Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you

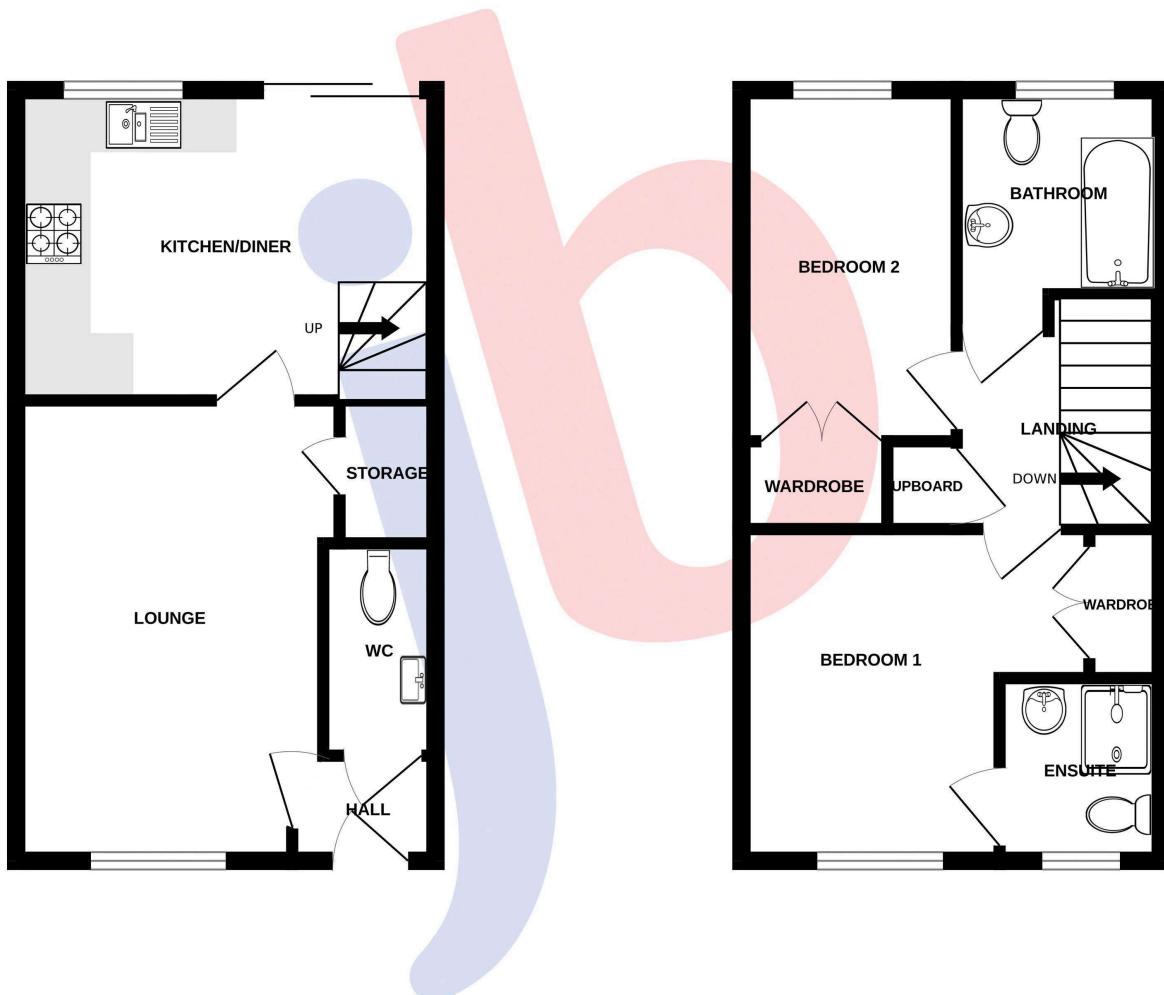
wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007550 05 December

2025

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the plan, no responsibility is taken for any errors, omissions 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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