



Revill Close, Claypole

Guide Price £290,000 to £300,000



Revill Close

Claypole, Newark

Pleasantly positioned on a quiet cul-de-sac within a popular residential area in the village of Claypole, this immaculate detached home boasts spacious accommodation throughout and enjoys a delightful landscaped rear garden. This home falls walking distance of the range of local amenities the village has to offer, as well as benefiting from superb access to the A1.

The property's well presented accommodation comprises to the ground floor: entrance hallway, W/C, spacious L-shaped lounge with gas fireplace, superb dining kitchen with a four ring electric hob and electric oven, with doors opening through to a generous conservatory that has French doors opening to the rear garden and a feature gas fireplace. The first floor has a shower room and three bedrooms, two of which having fitted storage and the main bedroom also having an ensuite shower room.

Outside, the property enjoys a tarmac driveway to the side of the property that provides off street parking and in turn leads up to the detached single garage. The rear garden has been tastefully landscaped and benefits from a wonderful degree of privacy. There is a marvellous paved entertaining area to the bottom of the garden with access to a timber garden store. The rest of the garden is finished with a small lawned, gravelled border and a variety of established shrubs. Other features of this home include the opportunity to have free internet via the aerial and server in the garage, gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

7' 3" x 3' 5" (2.21m x 1.04m)
maximum measurements

Ground Floor WC

3' 11" x 2' 8" (1.19m x 0.81m)

Lounge

16' 5" x 13' 5" (5.00m x 4.09m)
maximum measurements

Dining Kitchen

16' 5" x 9' 0" (5.00m x 2.74m)

Conservatory

14' 2" x 11' 1" (4.32m x 3.38m)
maximum measurements

Bedroom One

11' 6" x 10' 3" (3.50m x 3.12m)
maximum measurements

Ensuite Shower Room

7' 3" x 4' 6" (2.21m x 1.37m)
maximum measurements

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)
maximum measurements

Bedroom Three

7' 9" x 6' 10" (2.36m x 2.08m)

Shower Room

6' 4" x 5' 11" (1.93m x 1.80m)

Garage

16' 6" x 8' 9" (5.03m x 2.67m)



Claypole

Claypole is located just 5 miles east of Newark, with easy access to the A1 and main line rail services to London's Kings Cross via Newark and Grantham, Claypole village offers numerous local amenities including a shop, butchers' shop, coffee shop, Five Bells Inn public house, hairdressers, beauty salon and primary school.

Agent's Note - Internet

Please note that a satellite dish/aerial on the roof and a server in the garage contribute to free internet at the property. For more information, please contact the office.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,147 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



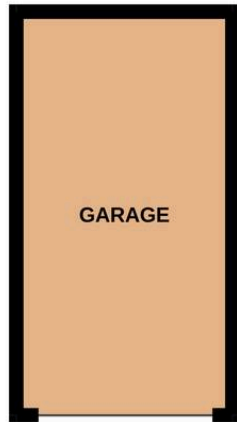
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

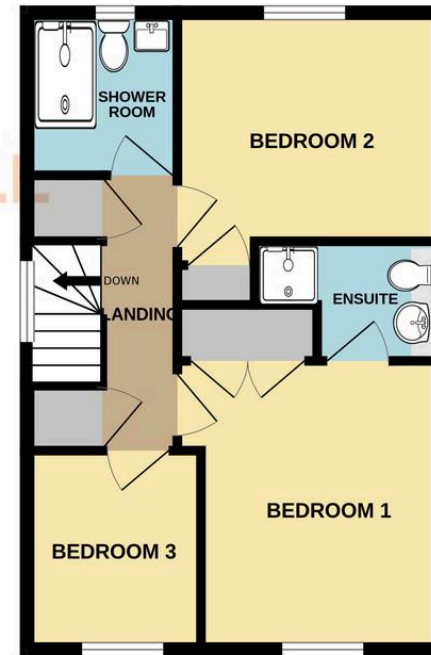




GROUND FLOOR



1ST FLOOR



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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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