



## 22 Peacocks Launde

Claypole, NG23 5FS

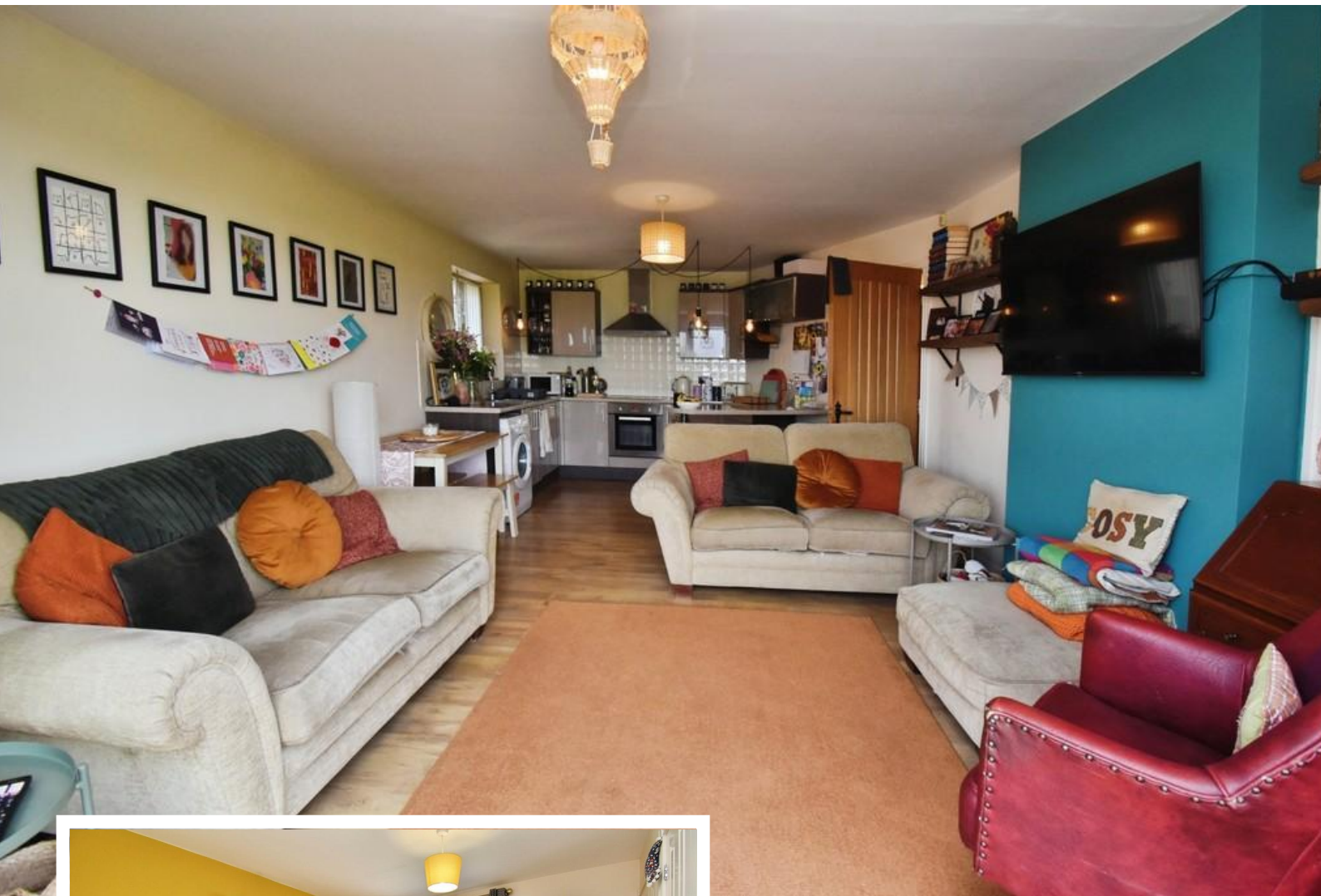


Book a Viewing

**£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.





**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**

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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**GETTING A MORTGAGE**

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**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.

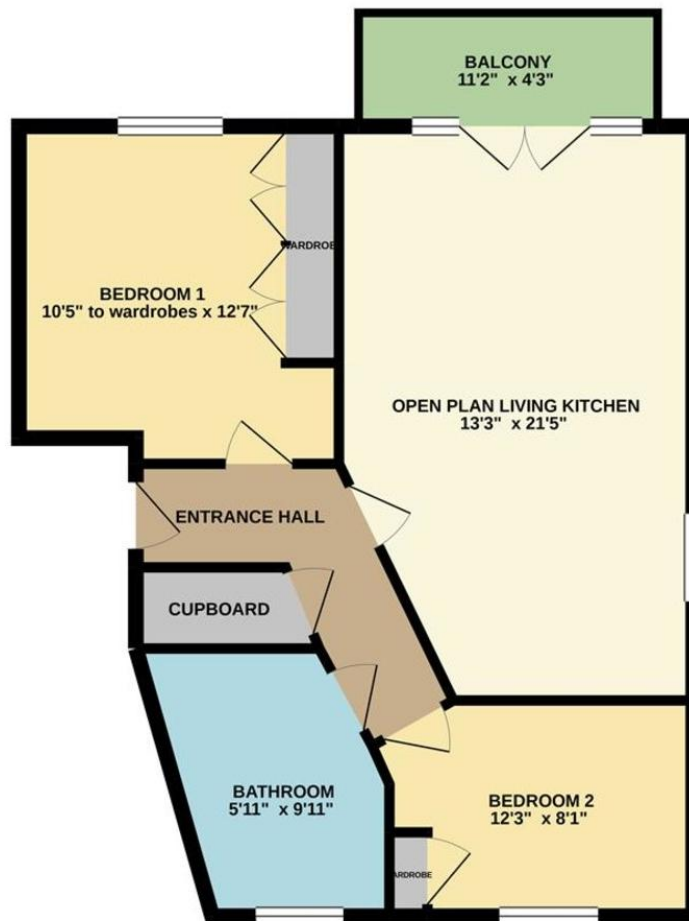
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FIRST FLOOR  
655 sq.ft. approx.



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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