



Peacocks Launde, Claypole



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Asking Price £200,000



Key Features

- Modern Semi Detached Home
- Two Well-Proportioned Bedrooms
- F/F Bathroom & G/F WC
- Cosy Lounge With French Doors
- Spacious Dining Kitchen
- Low Maintenance Enclosed Garden
- Off Street Parking
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold



Enjoying a pleasant position within a quiet cul-de-sac on the outskirts of the ever popular village of Claypole, this well-maintained modern semi-detached home represents a brilliant first-time home, or a perfect downsize, with the property falling within walking distance of the village's amenities as well as providing fantastic access to the A1.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, spacious dining kitchen with appliances to include a five-ring gas hob, electric oven and integrated dishwasher, and a spacious lounge with French doors to the rear garden. The first floor has a quality family bathroom suite, and two well-proportioned bedrooms, both of which having fitted wardrobes.

Outside, this home enjoys a block paved driveway to the left side of the property, allowing off street parking for multiple vehicles. The rear garden has been designed for low maintenance but provides a peaceful, private courtyard space. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'5" x 4'10" (1.7m x 1.5m)

maximum measurements

Ground Floor WC 5'0" x 3'3" (1.5m x 1m)

Dining Kitchen 15'9" x 9'9" (4.8m x 3m)

maximum measurements

Lounge 13'0" x 10'8" (4m x 3.3m)

First Floor Landing

Bedroom One 13'0" x 10'3" (4m x 3.1m)

maximum measurements

Bedroom Two 11'0" x 7'5" (3.4m x 2.3m)

maximum measurements

Family Bathroom 7'1" x 6'3" (2.2m x 1.9m)

Agent's Note

Please note there is a nominal management fee of £40 per 6 months towards the upkeep of the cul-de-sac.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

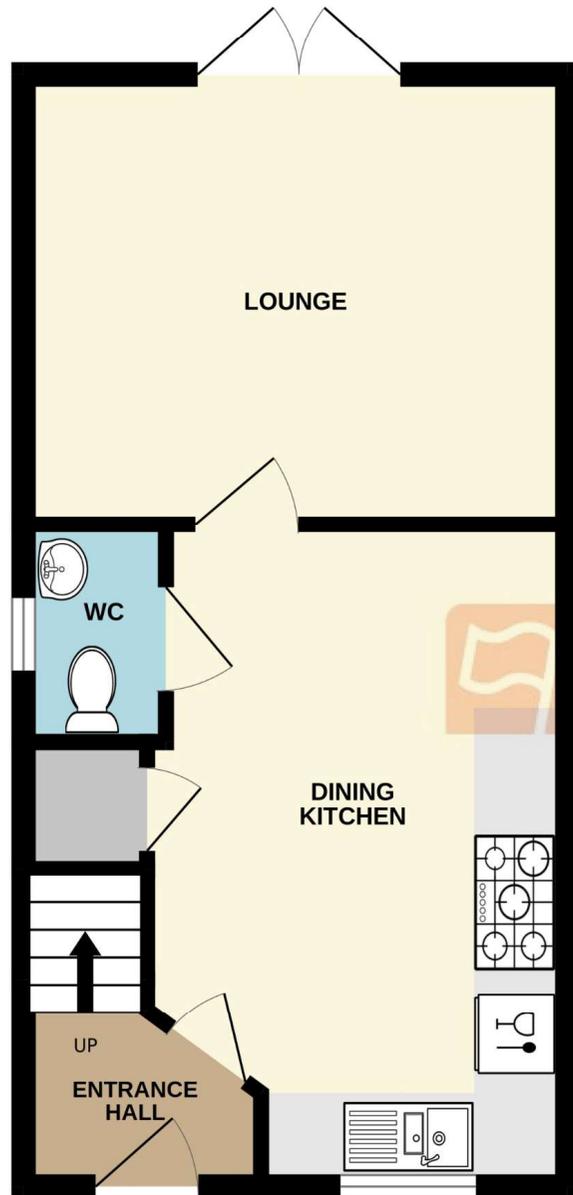
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements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

Referrals

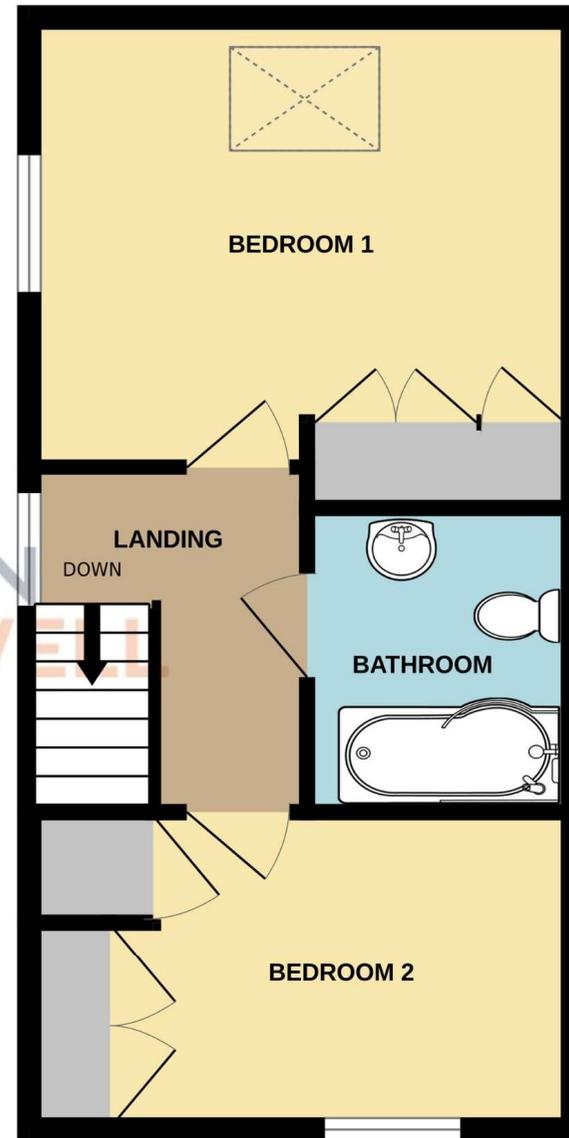
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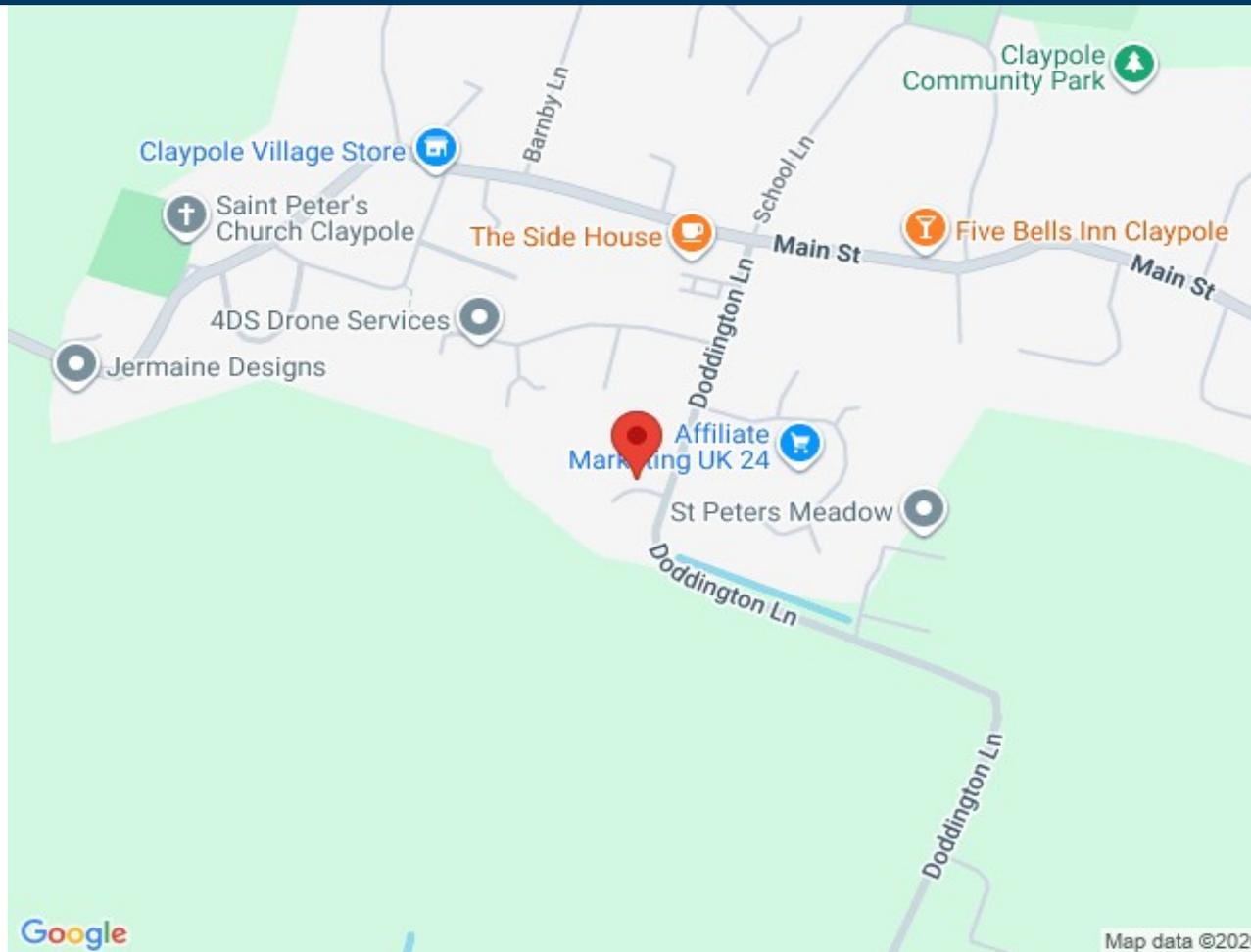


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

