

Main Street, Claypole NG23 5BJ



A beautifully presented detached bungalow situated in the heart of this popular village. This particular home has been extended and extensively refurbished by the present owner and is completed to a very high specification. The accommodation comprises a spacious lounge, fabulous dining kitchen, utility area, garden room, three double bedrooms, shower room and en-suite. There is off road parking, a single garage and a rear garden with comprehensive drainage system. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

£350,000







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:

Reception Hallway

The welcoming reception hallway has doors into the three bedrooms, the lounge and shower room. The airing cupboard is also located here. The hallway has LVT flooring, recessed ceiling spotlights and two radiators. Access to the loft space is obtained from the hallway.

Lounge 15' 11" x 10' 11" (4.85m x 3.32m)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation, a window to the side, and a large opening through to the dining kitchen giving both rooms an open plan feel. The lounge has cornice to the ceiling, recessed ceiling spotlights and a radiator.

Dining Kitchen 17' 1" x 7' 11" (5.20m x 2.41m) (at widest points)

This wonderful kitchen has a window to the side elevation and a further opening leading through to the garden room. The kitchen is fitted with an extensive range of contemporary base and wall units, including display cabinets, complemented with square edge work surfaces and matching splash backs. There is a sink, and integrated appliances include an eye level oven and microwave, induction hob with extractor canopy above, and slim-line dishwasher. Also within the kitchen is a breakfast bar and further space for a vertical fridge/freezer. The room has LVT flooring and recessed ceiling spotlights.

Garden Room 11' 11" x 9' 11" (3.63m x 3.02m)

The garden room has glazed French doors to the rear providing access out to the garden, and a further door to the side. This useful addition is formed within the extended part of the home and also has a Velux skylight window and a range of full height units to match those of the kitchen, one of which houses the central heating boiler. The room has LVT flooring, recessed ceiling spotlights and a radiator. The garden room is open plan through to the utility area.

Utility Area 7' 5" x 5' 0" (2.26m x 1.52m)

The utility area has a window to the rear elevation and is fitted with a further range of base and wall units to match those of the kitchen, once again with square edge work surfaces. There is space and plumbing for both a washing machine and tumble dryer. The utility area has LVT flooring and recessed ceiling spotlights.

Bedroom One 12' 8" x 12' 1" (3.86m x 3.68m)

A delightful master bedroom with a bow shaped window to the front elevation, and a window to the side. The room has a comprehensive range of fitted bedroom furniture including wardrobes and dressing table, and also a large built-in cupboard. The bedroom has cornice to the ceiling, recessed ceiling spotlights, a ceiling light point and a radiator. A door leads into the en-suite bathroom.

En-suite Bathroom

This beautifully appointed bathroom is currently fitted with a white suite comprising a seated spa bath which also has a shower mixer tap attachment (please note, this bath may be removed as it could be required by the current owner, but will be replaced with a bath of similar size), a large vanity unit with wash hand basin inset and ample storage, and a WC. In addition there is a walk-in shower cubicle with mains shower. The en-suite also has LVT flooring, part ceramic tiling to the walls, cornice to the ceiling, recessed ceiling spotlights, an extractor fan and two heated towel rails. Further access to the loft space is obtained from here.

Bedroom Two 10' 11" x 9' 10" (3.32m x 2.99m)

A good sized double bedroom having a window to the rear elevation and an extensive range of fitted bedroom furniture including wardrobes, dressing table, overhead storage and bedside cabinets. The bedroom has recessed ceiling spotlights and a radiator.

Bedroom Three 9' 1" x 8' 0" (2.77m x 2.44m)

Also a double bedroom, having a window to the side elevation, fitted wardrobes with overhead storage, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Shower Room 11' 10" x 6' 8" (3.60m x 2.03m) (at widest points)

This well appointed shower room has a window to the side elevation and is fitted with an oversized walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has built in shelf storage, LVT flooring, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Outside

This bungalow stands on a delightful plot and is approached via a short shared driveway which in turn leads to ample off road private parking. Adjacent to this is the front garden which is fully enclosed and laid primarily to lawn, edged with borders containing a variety of mature shrubs and plants. The driveway continues down to the garage, and overhanging the garage is a useful carport. Gated access leads to the rear garden.

Single Garage 17' 5" x 8' 5" (5.30m x 2.56m)

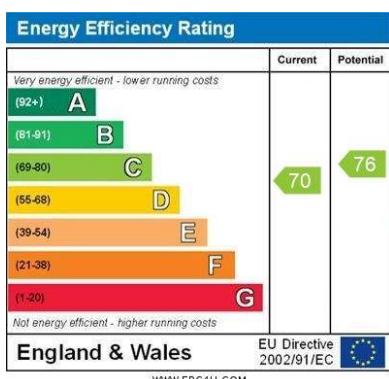
The garage has an up and over door to the front elevation, a personnel door to the side and is equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed and hard landscaped for ease of maintenance. There are two sizeable patio areas, both of which are ideal for seating and entertaining. Also within the garden are borders containing a number of mature shrubs and plants, together with raised beds. The garden has been refurbished to include a comprehensive drainage system so that it's available for use all year round.

Council Tax

The property is in Band C.



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

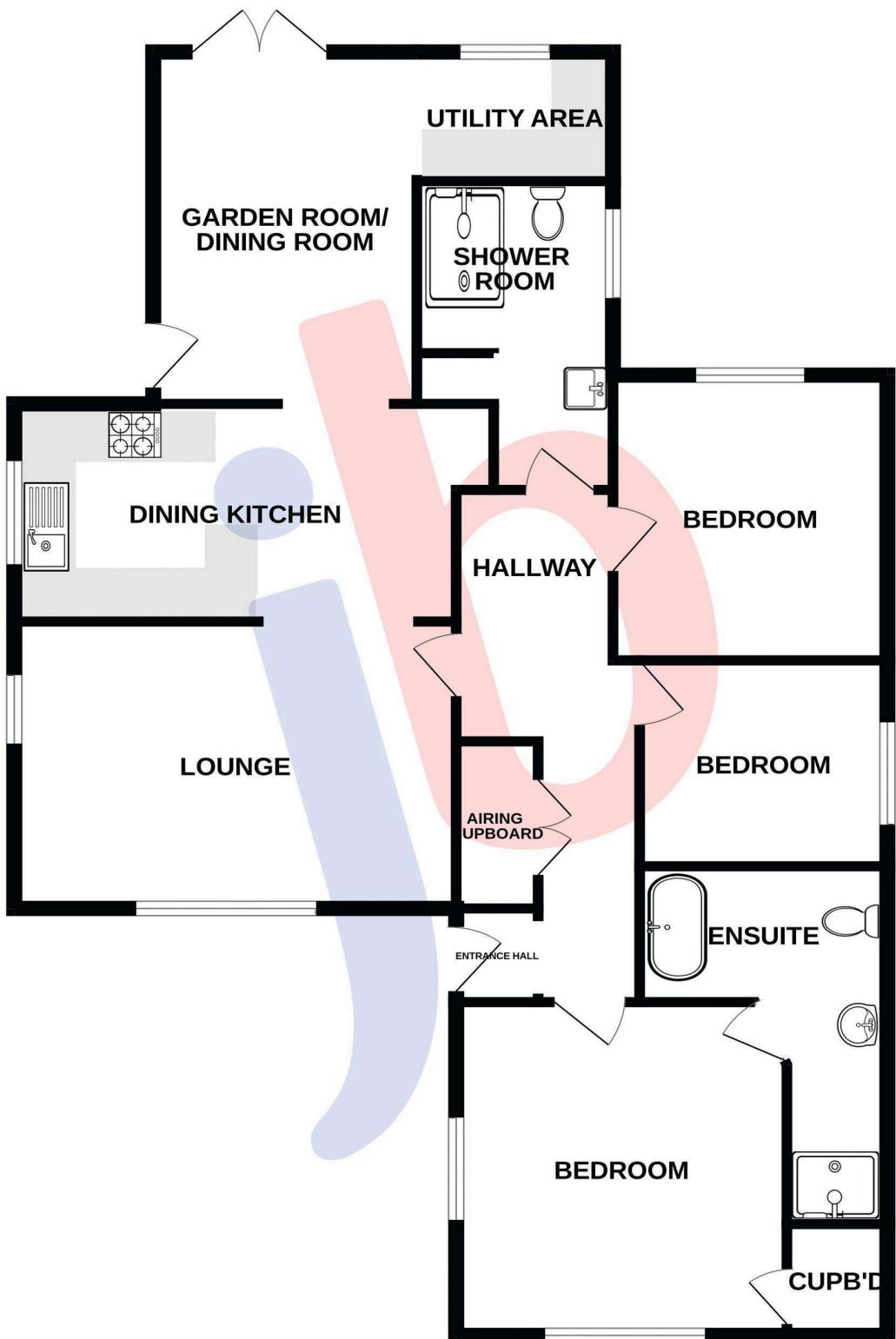
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: JMP Solicitors - £180.00 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. 00007479 12 February 2026

GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.7 sq.m.) 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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