Allen Close, Claypole NG23 5FH



GUIDE PRICE £240,000 TO £250,000. Combining stylish interiors, generous living space and the appeal of village life, this beautifully presented three bedroom semi-detached home offers comfort and practicality in a sought-after setting. Featuring a SPACIOUS LOUNGE, SUPERB DINING KITCHEN, conservatory, cloakroom and first floor shower room, the property also benefits from an enclosed rear garden, off-road parking and garage. With double glazing, gas central heating and NO ONWARD CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED.

Guide Price £240,000 to £250,000

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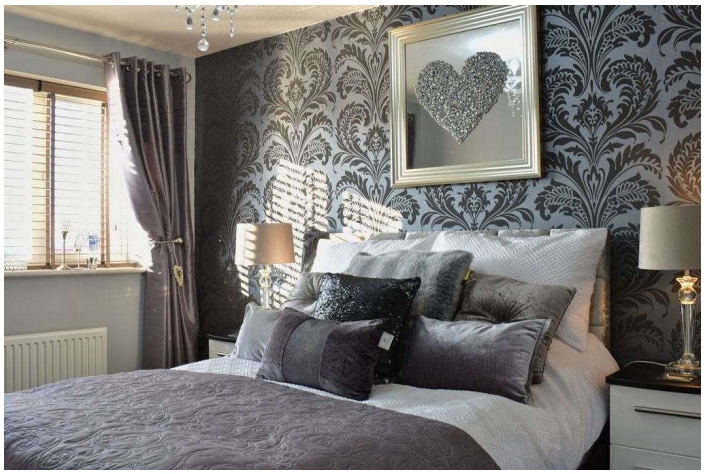


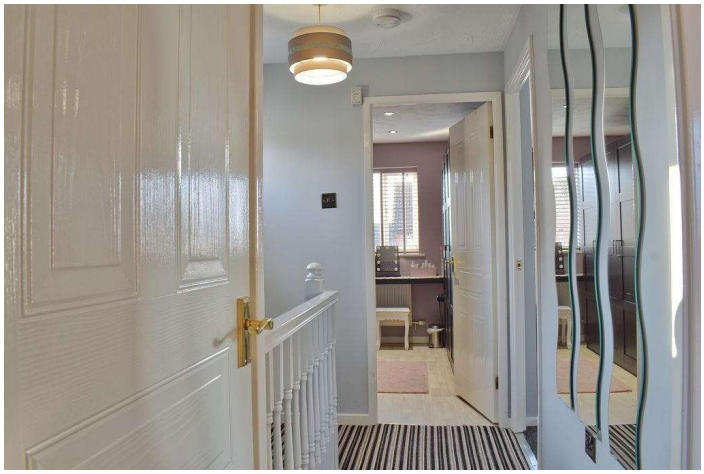

















WASH





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 Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the cloakroom and the lounge. The hallway has a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. There is a ceiling light point and a radiator.

Lounge *15' 3" x 14' 9" (4.64m x 4.49m) (at widest points)*

This excellent sized and well proportioned reception room has a window to the front elevation with bespoke fitted shutters, and a door leading into the dining kitchen. The focal point of the lounge is the ornamental fireplace with electric fire standing on a marble effect hearth. The lounge has wood laminate flooring, a ceiling light point and a radiator.

Dining Kitchen *14' 8" x 10' 1" (4.47m x 3.07m)*

The dining kitchen has a window to the rear elevation and French doors leading into the conservatory. The kitchen area is fitted with an extensive range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above. In addition there is space for a vertical fridge/freezer and further space and plumbing for a washing machine. The room is of sufficient size to comfortably accommodate a dining table, and has cornice to the ceiling, two ceiling light points, a ceramic tiled floor and a radiator.

Conservatory *14' 2" x 8' 5" (4.31m x 2.56m)*

This fabulous conservatory is of upvc construction complete with glass roof. There are dual aspect windows, and French doors providing access out to the garden. The conservatory has a ceramic tiled floor and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the shower room. The landing has a ceiling light point, and a useful storage cupboard which also houses the central heating boiler. Access to the loft space is obtained from here.

Bedroom One *12' 5" x 8' 1" (3.78m x 2.46m)*

An excellent sized double bedroom with a window to the rear elevation, a fitted double wardrobe, a ceiling light point and radiator.

Bedroom Two *11' 0" x 8' 5" (3.35m x 2.56m)*

A further very good sized double bedroom having a window to the front elevation. The room also has a single wardrobe, a ceiling light point and a radiator.

Bedroom Three *9' 3" x 6' 6" (2.82m x 1.98m)*

A single bedroom with a window to the rear elevation, recessed ceiling spotlights and a radiator. This bedroom is currently utilised and fitted out as a dressing room, the wardrobes and dressing table in-situ are included within the sale.

Shower Room *5' 10" x 5' 5" (1.78m x 1.65m)*

The well appointed shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower and curved shower screen. There is also a vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with contemporary ceramic floor and wall tiling. In addition there is a bespoke fitted storage cupboard, recessed ceiling spotlights, an extractor fan, shaver socket and heated towel rail.

Outside

To the front of the property is a neatly maintained garden area comprising a lawn edged with borders containing a variety of mature shrubs and plants. Adjacent to this is the double length drive which provides off road parking for at least two vehicles and in turn leads to the garage.

Single Garage *16' 9" x 8' 8" (5.10m x 2.64m)*

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

Rear Garden

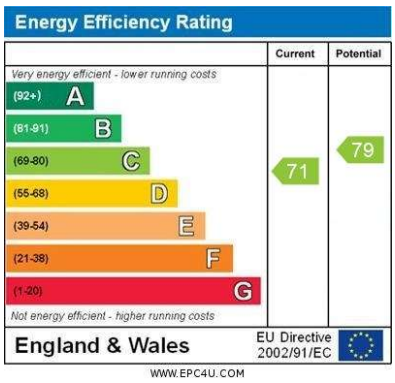
The tastefully landscaped rear garden comprises a shaped lawn edged with borders containing a number of mature shrubs, plants and trees. Situated adjacent to the rear of the house is a sizeable patio area and this provides a wonderful outdoor seating and entertaining space.

Council Tax

The property is in Band C.

Agent's Note

All bespoke fitted window blinds are included within the sale. The furniture, electric goods and white goods are available for purchase by negotiation.



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. 00005690 19 October 2026

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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