



CLAYPOLE DRIVE, NORTHBOROUGH, PE6 9DW
£335,000 FREEHOLD

A fantastic and rare opportunity to purchase this established detached family home with generous mature gardens in the ever-popular village of Northborough, having not been to market for over three decades. With three bedrooms and huge possibilities, sold with no chain.

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ACCOMMODATION

Set Along a popular roadway close to the village school a wonderful spot, with an open frontage offering extended parking you cross to part glazed UPVC entrance door, opening through to:

ENTRANCE PORCH

A bright and welcoming reception greets, radiator, power points and wood effect flooring.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, radiator and wood effect flooring.

SITTING ROOM

18'3 x 12'9 a light and inviting sitting room with UPVC window to the front aspect, stairs to the first floor accommodation, feature fireplace with electric fire, radiator, power points and TV point with double doors opening to:

DINING ROOM

10'10 x 9'8 a versatile room with UPVC French doors opening through to the garden room, radiator and power points.

GARDEN ROOM

13'8 x 11'3 with the first views over the generous rear garden, UPVC French doors to the side aspect, radiator, power points and tiled effect flooring.

KITCHEN

10'8 x 8'2 with UPVC window to the rear aspect, and part glazed door to the side, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset, cooker space with stainless steel extractor fan over, fridge freezer space, plumbing and space for washing machine, power points.

LANDING

With UPVC window to the side aspect, loft access and recessed airing cupboard.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower cubicle with electric shower over, fully tiled walls, tiled effect flooring and chrome heated towel rail.

BEDROOM

11' x 11'7 a good double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

12'9 x 10'1 another double bedroom with UPVC window to the front aspect, built in bedroom furniture include twin double wardrobes, radiator and power points.

BEDROOM

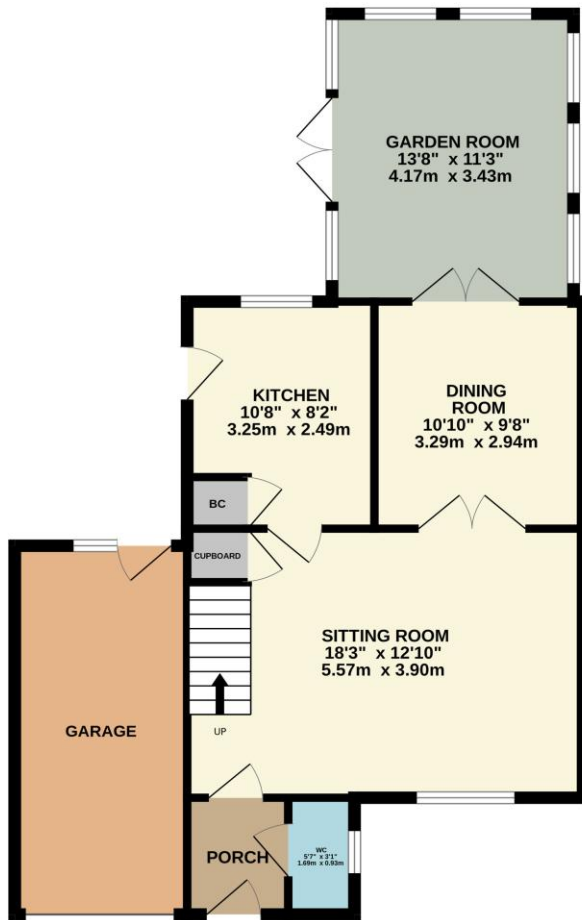
8'10 x 7'11 with UPVC window to the front aspect, radiator and power points.

OUTSIDE

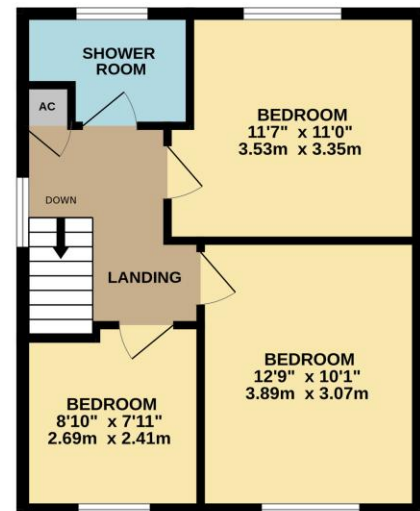
Well located within the ever-popular village of Northborough, on a roadway where properties hardly come up for sale. The open frontage has been hard landscaped and offers extended parking for at least three vehicles with **SINGLE GARAGE** with up and over door, gated side access leads round to the generous rear gardens enclosed by panel fencing with long lawns and a selection of mature trees and shrubs, slate beds, extended patio seating area, oil tank, timber shed and timber summer house



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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