

Barnby Lane, Claypole

Guide Price £325,000 to £350,000

NEWTON FALLOWELL

Barnby Lane

Claypole, Newark

MARKETED WITH NO CHAIN Heavily extended, this unique semi-detached home is quietly positioned on the outskirts of the sought after village of Claypole, and benefits from substantial accommodation ideally suiting a family, and enjoys delightful stretching views across open countryside to the rear.

The property's spacious accommodation comprises to the ground floor: entrance porch, entrance hallway, useful study/home office, large lounge/diner with wood burning stove and two large bay windows, one of which having French Doors leading on to an orchard garden to the front of the property, generous dining kitchen with provision for a large Rangemaster cooker, granite work surfaces with breakfast bar and French doors opening onto a large decking area, separate utility room and a WC. The first floor has a workable landing space, four well-proportioned bedrooms, family bathroom and a further shower room.

Externally, this home has a large frontage with a gated entrance opening to an extensive tarmac driveway as well as a beautiful orchard garden space. The driveway leads all the way through to the single garage. The rear garden offers a superb degree of privacy and boasts multiple entertaining areas, useful covered area with timber bar/store, and is predominantly laid to lawn with raised beds to borders. Other features of this home include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Porch
6' 8" x 4' 9" (2.03m x 1.45m)

Entrance Hallway
9' 10" x 5' 10" (3.00m x 1.78m)

Lounge/Diner
25' 2" x 14' 1" (7.67m x 4.29m)
maximum measurements

Study/Home Office
14' 10" x 5' 9" (4.52m x 1.75m)
maximum measurements

Dining Kitchen
18' 9" x 14' 11" (5.71m x 4.55m)

Utility Room
9' 11" x 7' 9" (3.02m x 2.36m)
maximum measurements

WC
4' 2" x 3' 2" (1.27m x 0.96m)

Bedroom One
15' 0" x 12' 0" (4.57m x 3.66m)

Bedroom Two
13' 10" x 11' 11" (4.22m x 3.63m)
maximum measurements

Bedroom Three
11' 11" x 10' 11" (3.63m x 3.33m)
maximum measurements

Bedroom Four
9' 7" x 7' 2" (2.92m x 2.18m)
maximum measurements

Bathroom
7' 9" x 6' 3" (2.36m x 1.91m)
maximum measurements

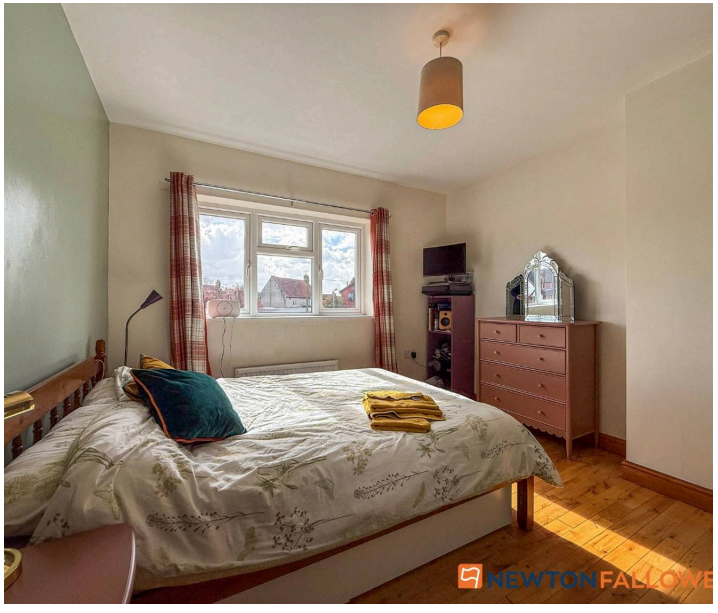
Shower Room
6' 6" x 6' 4" (1.98m x 1.93m)

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.









Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,909 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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 cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.









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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