

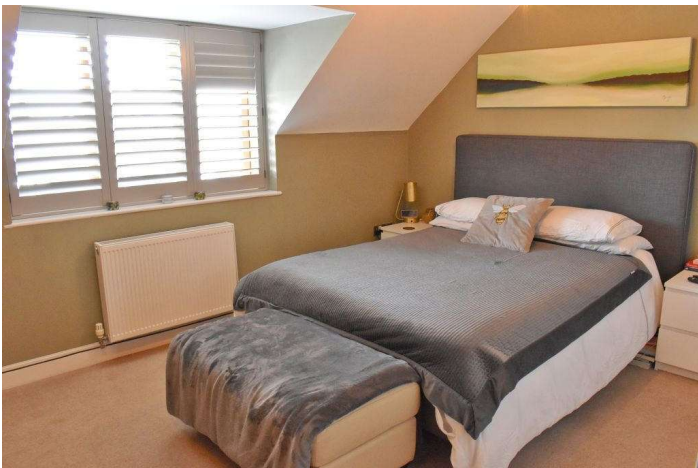
Peacocks Launde, Claypole NG23 5FS

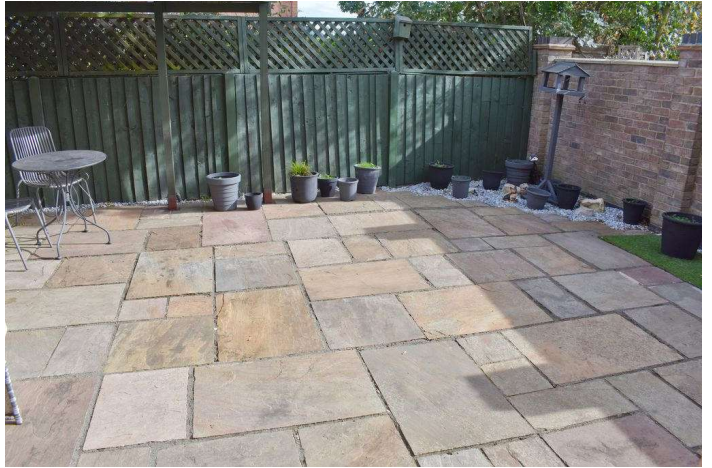


GUIDE PRICE £275,000 to £280,000. A deceptively spacious three bedroom, three storey modern townhouse located on the outskirts of the sought after village of Claypole. The accommodation comprises a kitchen/diner, office/ground floor shower room/store (former garage), living room with balcony, three bedrooms, en-suite and further shower room. There is off road parking for two vehicles and a courtyard garden. The property is double glazed and has gas central heating.

Guide Price £275,000 to £280,000







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:

Entrance Hallway

The spacious entrance hallway has a door leading into the kitchen/diner and the staircase rising to the first floor. There is laminate flooring, a radiator and a ceiling light point.

Kitchen/Diner 15' 1" x 11' 4" (4.60m x 3.45m)

This superb sized kitchen/diner has a window overlooking the rear aspect, and French doors leading into the garden. The kitchen is fitted with a good range of wall and base units with Quartz effect work surfaces. There is a sink with Quooker tap, and integrated appliances include a double oven, an induction hob with extractor over, microwave, dishwasher, wine cooler and washing machine. There is an understairs cupboard, a ceramic tiled floor, spotlights to the ceiling and a radiator. Further doors lead into the office and the ground floor shower room.

Ground Floor Shower Room 6' 9" x 5' 0" (2.05m x 1.53m)

This room is fitted with a walk-in shower cubicle, low level WC, and wash hand basin with storage unit beneath. The room has spotlights to the ceiling, a ceramic tiled floor, a heated towel rail, an extractor fan and mirror with lighting.

Office 11' 1" x 6' 6" (3.38m x 1.98m)

The office has laminate flooring, spotlights to the ceiling and a radiator. The broadband connection and smart meter are located here. Both the ground floor shower room and the office are formed from part of the original garage.

First Floor Landing

The first floor landing provides access into the living room and bedroom two. Also from here the staircase rises to the second floor. The landing has a radiator and two ceiling light points.

Living Room 15' 4" x 12' 0" (4.68m x 3.67m)

A fabulous sized reception room with French doors leading out onto a balcony enjoying partial views over the surrounding countryside. The living room has two ceiling light points and a radiator.

Bedroom Two 11' 10" x 8' 2" (3.61m x 2.48m)

Bedroom two has a window overlooking the rear aspect, a radiator and a ceiling light point. A door leads into the en-suite shower room.

En-suite Shower Room 8' 2" x 2' 11" (2.49m x 0.90m)

The en-suite is fitted with a walk-in shower cubicle, wash hand basin with storage beneath and a low level WC. The room has vinyl flooring, an extractor fan, a heated towel rail and a mirror with lighting.

Second Floor Landing

The staircase rises from the first floor to the second floor landing which has doors into the two further bedrooms and the family shower room. The landing has a ceiling light point and a storage cupboard. Access to the loft space is obtained from the second floor landing.

Bedroom One 15' 3" x 12' 2" (4.65m x 3.70m)

An excellent sized double bedroom with a window to the front aspect, two built-in wardrobes, two ceiling light points and a radiator.

Bedroom Three 11' 5" x 8' 9" (3.48m x 2.67m)

Bedroom three is also a good sized double, and has a window overlooking the rear aspect, a ceiling light point and a radiator.

Family Shower Room 8' 3" x 6' 0" (2.51m x 1.83m)

The family shower room has a Velux skylight window and is fitted with a walk-in shower cubicle with rainwater head shower, wash hand basin with storage beneath, and a low level WC. The room has a ceramic tiled floor, a heated towel rail, spotlights to the ceiling, an extractor fan and a mirror with lighting.

Outside

The front of the property is block paved and provides off road parking for two cars. Access to the store/garage is obtained from here.

Rear Garden

To the rear of the property is a good sized paved courtyard garden which is ideal for outdoor entertaining. The garden contains a pergola, an outside tap and outside wall lights.

Former Garage/Store

The garage has been sub-divided to provide the office and ground floor shower room. The front portion of the garage is used as storage and is accessed via double doors. The store measures 3.4m X 1.2m and is equipped with power and lighting.

Council Tax

The property is in Band C.

Annual Fee

We have been informed by the vendors that there is an annual fee payable of £70 for cleaning the late in the shared garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, 01476 406080

Possession/Tenure

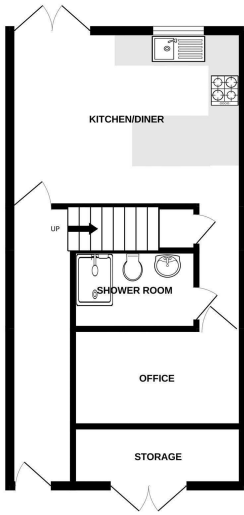
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

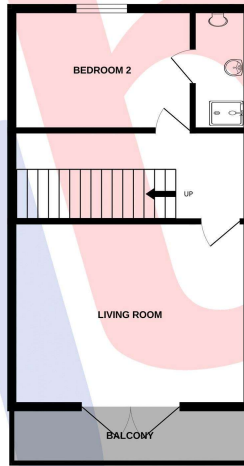
Services/Referral Fees

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. 00007884 29 September 2026

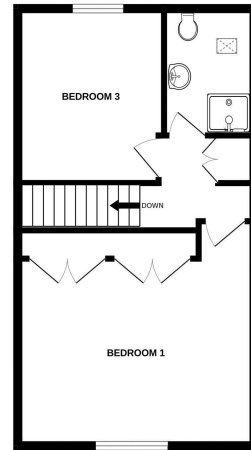
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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