

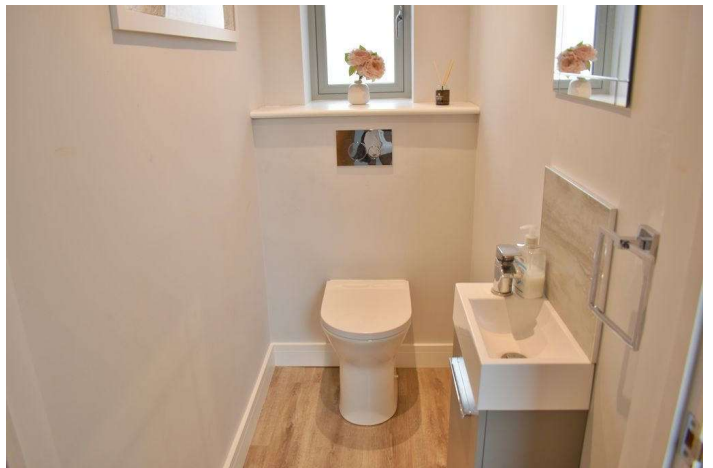
Orchard Croft, Claypole NG23 5TY

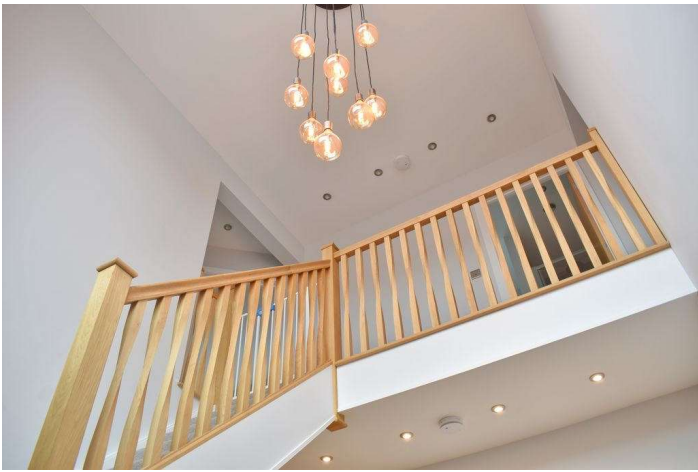


GUIDE PRICE £675,000 to £700,000. Designed and built by the current owners around two years ago, this impeccably presented residence oozes quality and is located in a select development of just three other houses. Set in the sought after village of Claypole and accessed via a gated entrance, the accommodation boasts a large open plan kitchen/dining/family room, utility, sitting room, cloakroom, office/study, five bedrooms, en-suite and dressing room to the master, and a family bathroom. This delightful home has off road parking, a triple garage and a rear garden with countryside views.

Guide Price £675,000 to £700,000







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 11' 8" x 9' 10" (3.55m x 2.99m)

This spacious reception hallway has a vaulted ceiling, the staircase rising to the first floor, a large window overlooking the front aspect, and doors into the sitting room, the cloakroom and the kitchen/dining/family space. The hallway has LVT flooring with underfloor heating and spotlights to the ceiling.

Ground Floor Cloakroom 5' 4" x 3' 1" (1.62m x 0.94m)

The cloakroom has an opaque window to the rear elevation and is fitted with a low level WC and wash hand basin with storage below. There are spotlights to the ceiling and LVT flooring with underfloor heating.

Kitchen/Dining/Family Space 36' 5" x 16' 11" (11.11m x 5.16m) (at widest points)

This fantastic space is ideal for entertaining family and friends. The kitchen area has a large window overlooking the front aspect and is fitted with a range of contemporary base and wall units with Quartz work surfaces. There is a large Smeg butler style stainless steel sink with Quooker tap, and integrated appliances include a Bosch double oven and microwave, an AEG induction hob with flush extractor, dishwasher, wine cooler and fridge/freezer. In addition there is an Island with Quartz work surface, further units below and seating area. The room has a wood burning stove, two windows overlooking the rear garden and bi-fold doors to the side. There are spotlights to the ceiling and LVT flooring with underfloor heating, and a recess for a television screen above the fireplace. A door leads into the utility room.

Utility Room 6' 6" x 6' 2" (1.97m x 1.89m)

The utility room has a window to the rear elevation and is fitted with a further range of wall and base units with work surfaces. The room has LVT flooring with underfloor heating, and spotlights to the ceiling.

Sitting Room 18' 8" x 14' 2" (5.68m x 4.33m)

This spacious reception room has a window to the rear elevation and a door providing access to the study. The sitting room has a living flame effect electric fire, recess for a television, spotlights to the ceiling and underfloor heating.

Office 11' 10" x 8' 7" (3.60m x 2.61m)

The office has a window to the front aspect and is enhanced with a range of built-in cupboards and drawers including a desk for two chairs. There are spotlights to the ceiling and LVT flooring with underfloor heating.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which provides access to all five bedrooms and the family bathroom. The landing has spotlights to the ceiling.

Master Bedroom 15' 1" x 13' 11" (4.61m x 4.24m)

A fabulous room having two windows to the side elevation enjoying wonderful views of the neighbouring countryside, together with two remote controlled Velux skylight windows. There is a vaulted ceiling with spotlights and a radiator. French doors lead to a Juliette balcony. Doors lead into the walk-in wardrobe and the en-suite.

En-suite 10' 8" x 4' 11" (3.26m x 1.50m)

The well appointed en-suite has a Velux skylight window and is fitted with a walk-in shower cubicle with rainwater head shower, low level WC and a wash hand basin with storage beneath. The room has a vaulted ceiling with spotlights, a ceramic tiled floor and part tiling to the walls, a heated towel rail and an extractor fan.

Walk-in Wardrobe

The walk-in wardrobe has an opaque window to the side elevation and is fitted with a range of built-in shelves and drawers. The room has spotlights to the ceiling and a radiator.

Bedroom Two 12' 1" x 9' 1" (3.68m x 2.78m)

Having a window to the front elevation, spotlights to the ceiling and a radiator. Access to the loft space is obtained from here.

Bedroom Three 14' 3" x 9' 0" (4.34m x 2.75m)

A further good sized double bedroom having a window to the front elevation, a radiator and spotlights to the ceiling.

Bedroom Four 14' 4" x 9' 0" (4.37m x 2.75m)

Bedroom four is also a good sized double and has a window to the rear elevation, spotlights to the ceiling and a radiator.

Bedroom Five 11' 0" x 8' 0" (3.36m x 2.45m)

Bedroom five has a window to the front elevation, spotlights to the ceiling and a radiator.

Family Bathroom 9' 10" x 6' 4" (3.0m x 1.92m)

The well appointed family bathroom has an opaque window to the rear elevation and is fitted with a bath, separate shower cubicle with mains rainwater head shower, wash hand basin with storage unit below, and a low level WC. The room has spotlights to the ceiling, a towel radiator, extractor fan, a tiled floor and part tiling to the walls.

Outside

The property is accessed via electrically operated remote controlled gates which lead onto a shared driveway between the four houses, this in turn leads to the driveway to number 4 which provides parking for several vehicles.

Garaging 0' 0" x 0' 0" (0m x 0m)

The triple garage is sub-divided into one double and one single garage with an opening connecting the two. The double garage (5.49m x 4.88m) has electrically operated doors to the front and a personnel door into the garden. The single garage (4.88m x 3.01m) also has an electrically operated door. Both garages are equipped with power and lighting. There is a Zappi EV charger located in the garage.

Rear Garden

The rear garden comprises a contemporary patio area ideal for outdoor seating and entertaining. There is a good sized lawn with timber built beds containing a variety of shrubs. There is also an outside tap. From the rear garden views of the neighbouring countryside can be enjoyed.

Council Tax

The property is in Band F.

Services

Mains water, electricity and drainage are connected to the property. Air source heating is installed. The ground floor has underfloor heating which is zoned. The property is double glazed.

Service/Estate Rent Charge

We have been informed by the vendor that there is an annual service/estate rent charge of £180.00 payable to the management company O Croft Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	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.

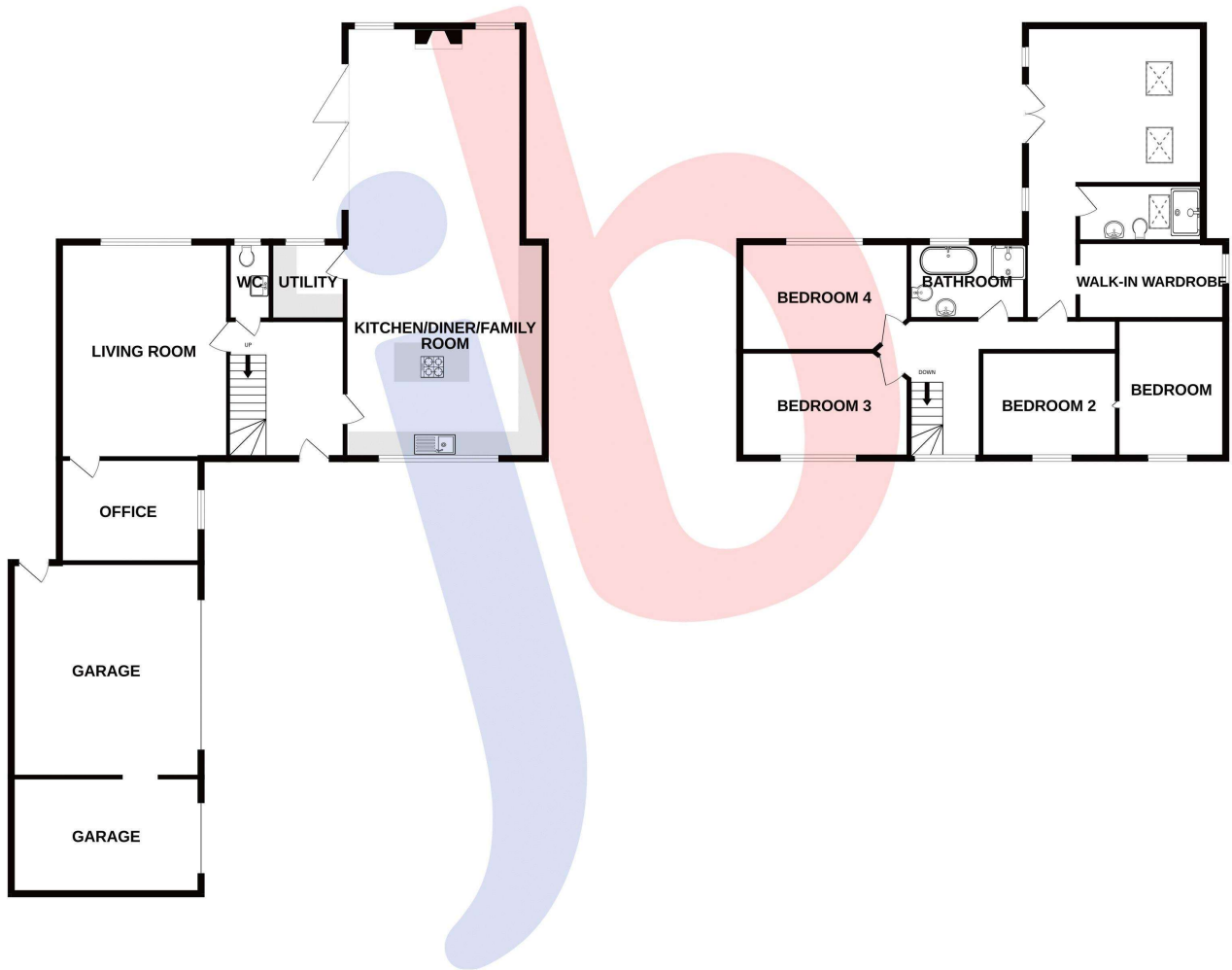
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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: 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. 00007855 11 September

GROUND FLOOR
1558 sq.ft. (144.7 sq.m.) approx.

1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.1 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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