



Three Trees, 8a School Lane, Claypole,  
Newark, Nottinghamshire, NG23 5BQ

O.I.R.O £575,000  
Tel: 01636 611 811

 **RICHARD  
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PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



\*\*\*\*\* NO CHAIN \*\*\*\*\*

A detached four bedroom bungalow providing spacious open plan living accommodation, master bedroom and guest bedroom en-suite, family bathroom, double garage and a private electric gated access that is shared with the neighbouring bungalow. The property was constructed circa 2014. The property has deep window openings providing light and airy rooms, is contemporary in design and exceptionally spacious throughout. The floor area is extensive and provides approximately 2,300 sq ft internally. There are bespoke shutters to all rooms, a wet system underfloor heating and generally quality oak and tiled floor finishes with carpets to all bedrooms. Kitchen and bathrooms are to an exceptionally high standard and the property is double glazed throughout. There are two garages each with remotely controlled electric doors together with a useful adjoining store room. The gardens are neatly landscaped providing a front orchard area, grass areas to the side and rear of the bungalow together with extensive Indian stone patio areas.

The accommodation, in summary, provides an entrance hall, cloak room, sitting room with wood stove, kitchen with Rangemaster, utility room, boiler room and pantry. The bedroom accommodation is separated from the living accommodation in two separate wings which provides master bedroom one with en-suite, guest bedroom two en-suite, inner hall, bedrooms three and four together with family bathroom.

The property is situated in an established residential area and generally high value properties within the immediate facility. The village of Claypole is situated five miles south of Newark and within a mile or so of access points to the A1 trunk road. Village amenities include the modern primary school with extensive classroom and playground facilities. The school is well regarded for good results in the area. The village is within the catchment area of the Lincoln education system. Within the village is a small general store, a public house, a community centre with cafe and garden facilities. Rail services from Newark Northgate and Grantham are available with journey times to London Kings Cross in just over 75 minutes.

## ENTRANCE HALL



With storage cupboard, large airing cupboard, security alarm controls, oak flooring.

## CLOAKROOM



With fitted cabinets, low suite WC, vanity basin, mirror fronted cabinet and LED lighting.

## SITTING ROOM

17'8 x 16'5 (5.38m x 5.00m)



With deep window openings and French windows in the south and east elevations. Fitted wall lights and provision for a centre light. Brick constructed chimney breast and open fireplace with multifuel stove and stone hearth. Oak floor finish.





### OPEN PLAN KITCHEN/DINER

23'10 x 17'10 (7.26m x 5.44m)



A range of wall cupboards, base units with granite working surfaces incorporating a stainless steel sink unit. Rangemaster electric cooker with hood, integrated microwave and dishwasher. LED lighting, centre opening French doors in the east elevation. Integrated fridge freezer. Space for a dining table and comfortable seating. French doors giving access to the rear garden.



### UTILITY ROOM

9'10 x 7'8 (3.00m x 2.34m)



Wall cupboards, base units, working surfaces and stainless steel sink unit, plumbing for a washing machine and provision for a tumble dryer. Ceramic tiled floor.

### BOILER ROOM

Containing the Worcester oil fired central heating boiler and oil tank level monitoring unit.

### PANTRY

Walk-in pantry with shelving.

The bedroom accommodation is separated from the living accommodation in two separate wings as follows:

### BEDROOM ONE

15'7 x 13'10 (4.75m x 4.22m)

(overall measurements)





Deep windows, two double wardrobes, LED lighting.



## EN-SUITE



With 3'10 wide shower, basin with cabinets and low suite WC. Tiled floor, LED lighting, shaver point and chrome heated towel rail.

## BEDROOM TWO

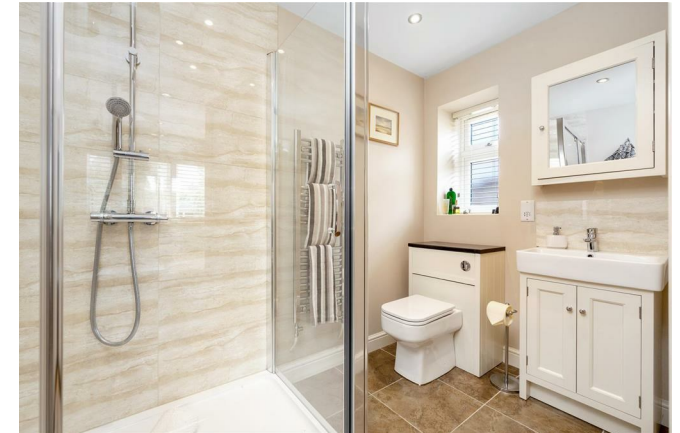
14'3 x 12' (4.34m x 3.66m)



East facing window and double wardrobe.

## EN-SUITE

9' x 5'5 (2.74m x 1.65m )



With 3'10 wide shower unit, fitted cabinets and basin, low suite WC, tiled floor, LED lighting, shaver point and chrome heated towel rail.

## INNER HALL



With a deep walk-in box room and also walk-in airing cupboard with hot water cylinder and shelving.

### BEDROOM THREE

13' x 12'11 (3.96m x 3.94m)



Double built-in wardrobe, LED lighting and south facing window.

### BEDROOM FOUR

13'2 x 10'2 (4.01m x 3.10m)



With two sets of double wardrobes, LED lighting and south facing windows. This room has been used as a study.

### BATHROOM

11'2 x 6'11 (3.40m x 2.11m)



Fully tiled walls and tiled floors, bath with screen, shower over. Twin wash basins with cabinets, low suite WC, chrome heated towel rail, LED lighting.



### OUTSIDE

### GARAGE ONE

18' x 10' (5.49m x 3.05m)



With electric remote door, double power point and florescent lighting.

### GARAGE TWO

18' x 10'8 (5.49m x 3.25m)

With electric remote door, double power point, florescent lighting and connecting door to the store room.

### STORE ROOM

10'6 x 9' (3.20m x 2.74m )

With double power point and florescent light.





The property has an electrically operated field gate entrance with code box. There is a shingles driveway (shared with number 8). The frontage orchard area forms part of the freehold title.



There are grassed areas to the side and rear of the bungalow, together with an extensive Indian stone paved patio. Oil storage tank. Small summerhouse and garden shed. External power points.



### SERVICES

Mains water, electricity and drainage are all connected to the property.

### TENURE

The property is freehold.

### AGENTS NOTE

The driveway is shared with number 8 School Lane (an adjacent detached bungalow).

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **POSSESSION**

Vacant possession will be given on completion.

### **VIEWING**

Strictly by appointment with the selling agents.

### **COUNCIL TAX**

The property comes under South Kesteven Tax Band E

**Floor Plan**  
Approx. 236.7 sq. metres (2548.3 sq. feet)



Total area: approx. 236.7 sq. metres (2548.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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**RICS**



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