



Allen Close, Claypole, Newark



OLIVER REILLY




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Guide Price £270,000 - £280,000

- STUNNING DETACHED HOME
- DELIGHTFUL VILLAGE WITH AMENITIES
- LOVELY LOUNGE & CONSERVATORY
- FIRST FLOOR BATHROOM & EN-SUITE
- ATTRACTIVE LOW-MAINTENANCE GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- GF W.C & UTILITY ROOM
- SUPERB OPEN-PLAN DINING KITCHEN
- INTEGRAL GARAGE & DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold EPC 'B' (83)

Guide Price: £270,000 - £280,000. A TOUCH OF CLASS!

Prepare to be impressed by this striking, stylish and superbly presented detached modern residence. Enjoying a captivating position within a quiet cul-de-sac, in the heart of the sought-after and well-served village of Claypole. Close to a range of main road links and amenities, with ease of access to Newark Town Centre. This exceptional contemporary house has been expertly enhanced throughout, to create a SUBLIME home that oozes quality as soon as you walk through the door. The spacious and free-flowing internal layout, spans in excess of 1,200 square/ft and comprises: Inviting entrance hall, ground floor W.C, a lovely lounge with oak double doors opening into a FABULOUS 20 FT DINING KITCHEN. Hosting a wide range of integrated appliances and a useful breakfast bar. Furthermore, the ground floor is enhanced by a separate utility room and a large conservatory. The attractive first floor landing provides a quality three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS. Two of which boast fitted wardrobes. The master bedroom benefits from a modern en-suite shower room. Externally, what's not to love about the charming, low maintenance and fully enclosed rear garden, with a paved seating area. The property enjoys a delightful position with great kerb appeal. The front aspect welcomes a multi-car driveway, with access into a integral garage. Offering great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. Further benefits of this beautiful well-maintained home include uPVC double glazing throughout, a high energy efficiency rating (EPC B), owned solar panels and gas central heating, via a combination boiler. WHAT A GEM!... This stunning contemporary home is one you don't want to miss!



ENTRANCE HALL:

15'2 x 7'3 (4.62m x 2.21m)

Accessed via a secure front entrance door. The attractive and inviting reception halls provides complementary laminate flooring, carpeted stairs rising to the first floor, with an open-spindle balustrade. A low-level under stairs storage cupboard. Two ceiling light fittings, a double panel radiator, medium height wall panelling, an electrical RCD consumer unit and 'Elster' smart meter. Access into the dining kitchen, lounge and ground floor W.C. Max measurements provided.

GROUND FLOOR WC:

5'8 x 2'8 (1.73m x 0.81m)

Of contemporary modern design. Accessed via an oak internal door. Providing tiled flooring, a low-level W.C, pedestal wash hand basin with chrome taps and partial walled tiled splash backs. A double panel radiator, ceiling light fitting with sensor and an obscure uPVC double glazed window to the front elevation.

LOUNGE:

14'10 x 10'9 (4.52m x 3.28m)

A LOVELY and spacious reception room. Accessed via a complementary oak internal door. Providing laminate flooring, a ceiling light fitting, double panel radiator and a central feature fireplace, housing an inset gas fire with raised hearth and surround. uPVC double glazed window to the front elevation. Oak internal double doors open into the dining kitchen.

OPEN-PLAN DINING KITCHEN:

10'10 x 11'4 (3.30m x 3.45m)

Of A GENEROUS SIZE AND SUPERBLY PRESENTED. Accessed via an oak internal door from the entrance hall. Providing tiled flooring with under-floor heating. The stylish modern cream shaker-style fitted kitchen provides a range of fitted wall and base units, with wood-effect work surfaces over and modern plum tiled splash backs. Inset 'BLANCO' 1.5 bowl sink with drainer and mixer tap. Integrated medium height 'NEFF' oven, microwave and warming drawer. Integrated four ring gas hob, fridge freezer and dishwasher. Extensive fitted breakfast bar. Recessed ceiling spotlights, uPVC double glazed window to the rear elevation. The dining area has sufficient space for a large dining table with stylish vertical radiator and ceiling light fitting. uPVC double glazed sliding doors open into the large conservatory. An oak internal door from the kitchen leads into the utility room. Max measurements provided.

8'6 x 5'9 (2.59m x 1.75m)

UTILITY ROOM:

With continuation of tiled flooring from the dining kitchen. Providing further fitted shaker-style wall and base units with wood-effect work surfaces over. Inset stainless steel sink with drainer and mixer tap. Under counter plumbing/ provision for a washing machine and tumble dryer. Access to the concealed 'WORCESTER' boiler. Wall mounted 'HIVE' central heating thermostat. Recessed ceiling spotlights, extractor fan and loft hatch access point. A secure fire door leads into the garage. A clear glass uPVC double glazed rear external door leads into the garden.

13'5 x 11'5 (4.09m x 3.48m)

CONSERVATORY:

Of a generous proportion. Of part brick and uPVC construction with a pitched ploy-carbonate roof, tiled flooring, a ceiling fan with light fitting, a large low-level double panel radiator and power points. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the garden, onto the paved seating area.

10'9 x 6'2 (3.28m x 1.88m)

FIRST FLOOR LANDING:

Superbly presented. Providing carpeted flooring, an open-spindle balustrade with an oak handrail, a ceiling light fitting, smoke alarm, loft hatch access point, complementary medium height wall panelling, double pane radiator. Access into the family bathroom and all three bedrooms.



MASTER BEDROOM:

11'3 x 10'6 (3.43m x 3.20m)
Accessed via a complementary oak internal door. A lovely DOUBLE bedroom. Located to the rear of the house. Providing carpeted flooring, a double panel radiator, a ceiling light fitting, fitted wardrobes and an upVC double glazed window to the rear elevation. Overlooking the garden. An oak internal door leads into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

6'3 x 5'3 (1.91m x 1.60m)
Of modern design. Providing tiled flooring, a corner fitted shower cubicle with mains shower facility. A low-level W.C. and a pedestal wash hand basin with chrome mixer tap. Floor to ceiling walled tiled splash backs. Chrome heated towel rail, shaver point, fitted vanity storage cupboard with mirrored glass, ceiling light fitting and extractor fan. Obscure upVC double glazed window to the side elevation.

BEDROOM TWO:

11'3 x 9'5 (3.43m x 2.87m)
Accessed via a complementary oak internal door. A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted wardrobes and a upVC double glazed window to the front elevation. Max measurements provided.

BEDROOM THREE:

8'5 x 6'7 (2.57m x 2.01m)
A well-appointed bedroom. Accessed via a complementary oak internal door. Providing carpeted flooring, a ceiling light fitting, double panel radiator, telephone point, fitted storage cupboard and a upVC double glazed window to the front elevation.

FAMILY BATHROOM:

6'2 x 6'1 (1.88m x 1.85m)
Of luxurious modern design. Accessed via an oak internal door. Providing tiled flooring. A P-shaped bath with chrome mixer tap, mains shower facility with rainfall shower head, a wall-mounted clear glass shower screen and white floor to ceiling tiled splash backs. Low-level W.C. pedestal wash hand basin with chrome mixer tap. Graphite grey heated towel rail, recessed ceiling spotlights and an extractor fan. Obscure upVC double glazed window to the rear elevation.

INTEGRAL GARAGE:

17'9 x 8'3 (5.41m x 2.51m)
Accessed via a manual up/over garage door. Providing power, lighting and over-head eaves storage space. A secure personnel fire door leads into the utility room.

EXTERNALLY:

The property enjoys a wonderful position at the head of a quiet cul-de-sac. The front aspect provides a multi-car tarmac driveway, with access into the integral single garage with external security light. The front and left side garden is laid to lawn with mature hedge and established shrubs. The right side aspect has a secure timber personnel access gate, leading into the well-appointed and beautifully maintained, low-maintenance garden. Predominantly laid to lawn with partial planted borders, fruitful trees, an extensive paved patio, hard-standing and provision for a garden shed/summer house, with power and lighting. The garden is fully enclosed with part walled and part fenced boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and upVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.



Solar Panels:

The rear roof-line has 20 solar panels, which are owned outright. For any further information, please speak to the agent.

Approximate Size: 1,213 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

EPC: Energy Performance Rating: 'B' (83)

Local Authority:

South Kesteven District Council.

Council Tax: Band 'C'

Local Information & Amenities: Claypole

The sought-after village of Claypole, is situated approximately 5 miles 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast 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.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

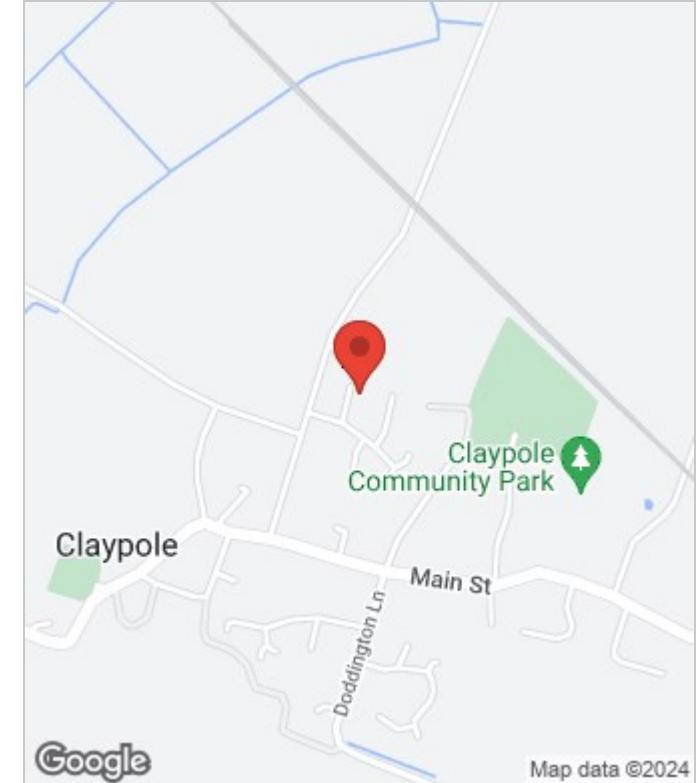
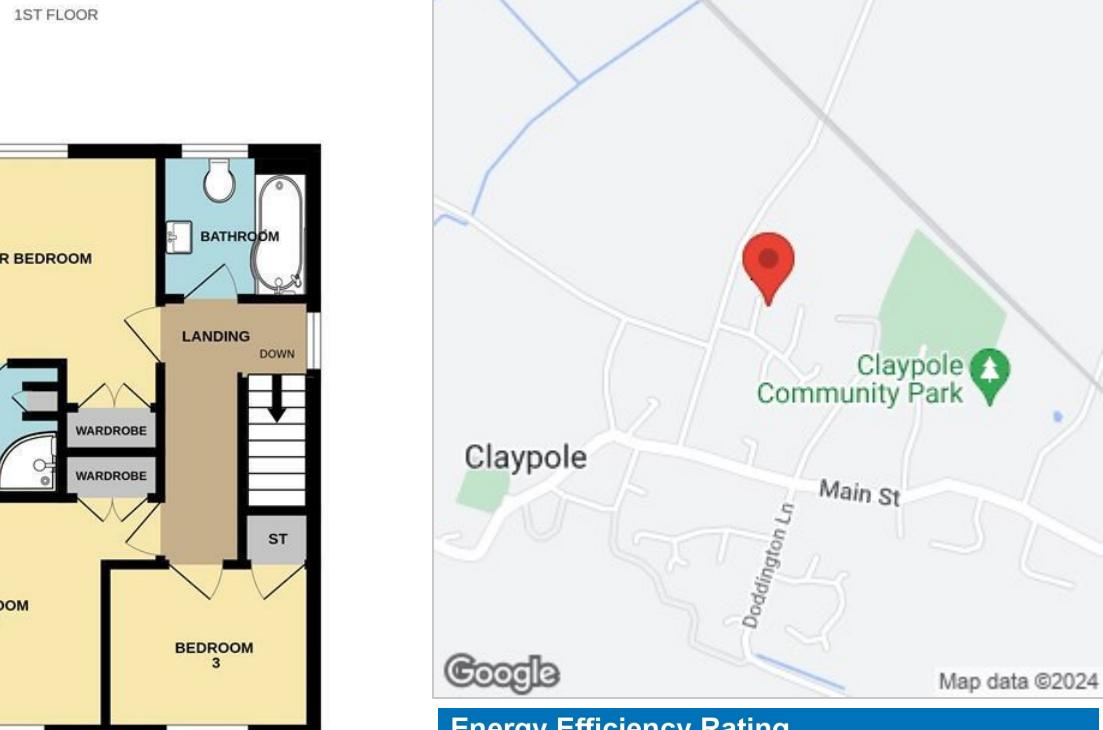
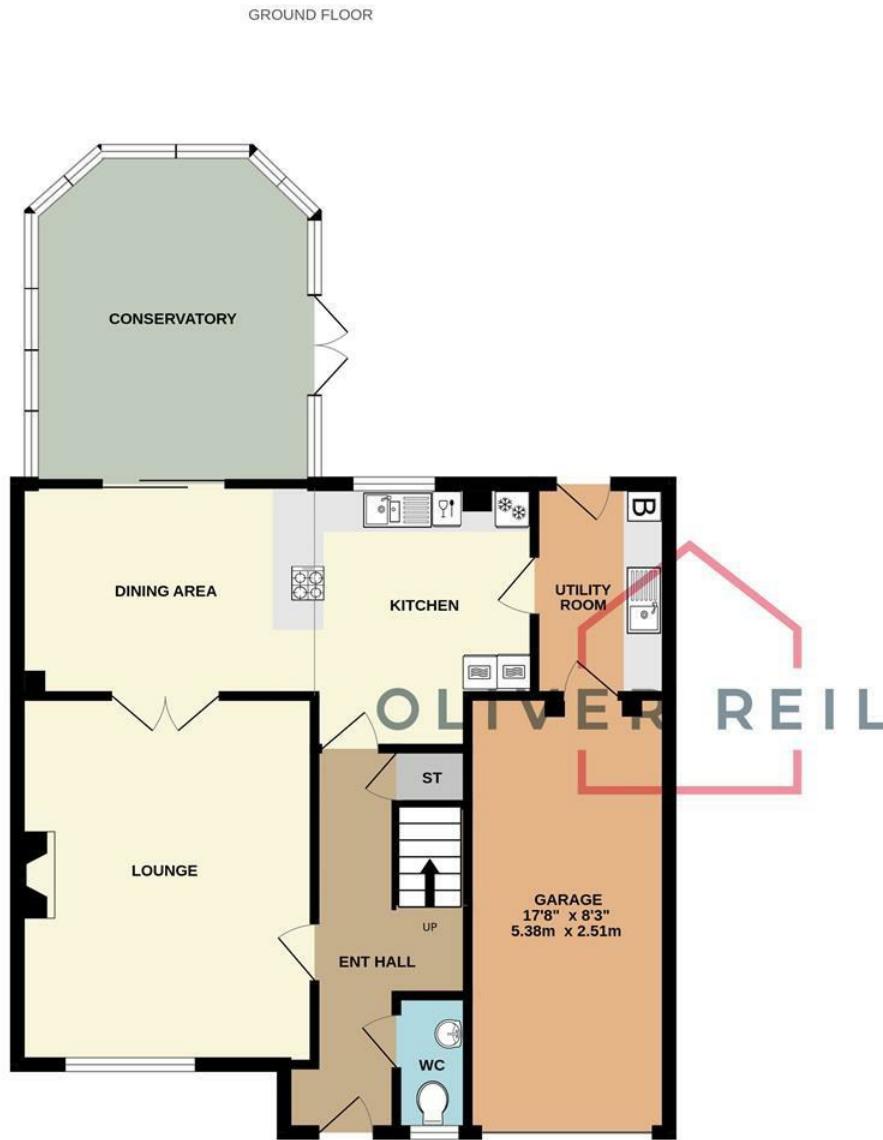
Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	