



Rectory Lane, Claypole, Newark

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 OLIVER REILLY







# Rectory Lane, Claypole, Newark

- SUBSTANTIAL DETACHED FAMILY HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- TWO EN-SUITES & DRESSING ROOM TO MASTER
- CAPTIVATING 0.15 OF AN ACRE WRAP-AROUND PLOT
- FIVE WELL-PROPORTIONED BEDROOMS
- THREE GENEROUS RECEPTION ROOMS
- GF W.C & LAVISH FAMILY SHOWER ROOM
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price: £525,000 - £550,000. A PERFECT FAMILY HOME...! SETTING THE STANDARD...!

This impressive, imposing and excellently presented executive contemporary home was constructed in 2005 by the HIGHLY RENOWNED GUSTO HOMES and stands proud in the heart of the ever popular and extremely well-served village of Claypole. Boasting a vast array of local amenities and ease of access to Newark, Lincoln and Sleaford.

This wonderful home truly is A CUT ABOVE THE REST! Having been lovingly enhanced to create a beautifully bespoke residence, encouraged by a SUBSTANTIAL LAYOUT, spanning approximately 2,200 square/ft of spacious and versatile family-sized accommodation, comprising: An inviting reception hall, a ground floor W.C, copious DUAL-ASPECT living room with a feature fireplace with inset wood burning stove, two further multi-purpose reception rooms and a SUBLIME OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. The perfect place for the whole family or to entertain, with access out onto two separate and secluded seating areas.

The galleried first floor landing hosts a STUNNING family shower room and FIVE EXCELLENT SIZED BEDROOMS. The generous master bedroom is enhanced by a walk-in dressing room and EYE-CATCHING FOUR-PIECE EN-SUITE BATHROOM. Bedroom two also provides a modern en-suite shower room.

Externally, the property holds MORE THAN MEETS THE EYE. Occupying an enviable 0.15 of an acre wrap-around plot. Enjoying a variety of individual areas and minimal maintenance. There is an EXTENSIVE BLOCK PAVED DRIVEWAY to the rear, ensuring ample parking for a variety of vehicles, with access into a DOUBLE GARAGE. Providing an electric up/over door, power, lighting and an EV charging point.

Further benefits of this BEAUTIFULLY BREATH-TAKING residence include double glazing throughout, gas central heating and OWNED SOLAR PANELS to heat the water supply. CREATE YOUR NEXT CHAPTER inside this perfectly picturesque home, which simply MUST BE VIEWED...In order to be fully appreciated!



## RECEPTION HALL:

20'3 x 14'2 (6.17m x 4.32m)

Accessed via a composite front door with hardwood double glazed window to the front elevation. The highly inviting entrance hall provides complementary oak engineered flooring with UNDER-FLOOR HEATING. Carpeted stairs with open-spindle balustrade and handrail rise to the first floor, with a hardwood double glazed window high-rise window to the rear elevation. Three ceiling light fittings, a smoke alarm, telephone point, alarm control panel, wall mounted underfloor heating control panel and a fitted storage cupboard with lighting. Access into the family kitchen, three reception rooms and ground floor W.C. Max measurements provided.

## GROUND FLOOR W.C:

6'9 x 3'7 (2.06m x 1.09m)

Accessed via an oak internal door. Of modern design, providing patterned ceramic tiled flooring, a low-level W.C with push-button flush and a pedestal wash hand basin with mixer tap and partial patterned grey wall tiled splash back. Ceiling light fitting, extractor fan, electrical RCD consumer unit and an obscure hardwood double glazed window to the front elevation.

## GENEROUS LIVING ROOM:

20'2 x 12'8 (6.15m x 3.86m)

Accessed via paned oak double doors. The generous DUAL-ASPECT reception room provides carpeted flooring with UNDER-FLOOR HEATING, two ceiling light fittings, TV connectivity point and an eye-catching feature fireplace housing an inset wood burning stove with a raised hearth and decorative surround. Hardwood double glazed window to the front elevation. uPVC double glazed French doors open out to a decked seating terrace.

## DINING ROOM:

11'8 x 10'10 (3.56m x 3.30m)

Accessed via an oak internal door. The well-appointed multi-purpose reception room provides carpeted flooring with UNDER-FLOOR HEATING, wall mounted under-floor heating control panel, TV connectivity point, a ceiling light fitting and a double glazed window to the front elevation.

## STUDY:

8'9 x 7'9 (2.67m x 2.36m)

Accessed via an oak internal door. A further multi-purpose, reception room with carpeted flooring and UNDER-FLOOR HEATING. Wall mounted under-floor heating control panel, ceiling light fitting and a hardwood double glazed window to the side elevation, looking out over a secluded paved outdoor seating area.

## SUPERB OPEN-PLAN FAMILY KITCHEN:

24'6 x 16'10 (7.47m x 5.13m)

A WONDERFUL family-sized space. Accessed via an oak internal door. Providing attractive Herringbone-style LVT flooring with UNDER-FLOOR HEATING. The EXQUISITE kitchen is of an excellent contemporary style with a vast range of drawer and base units with complementary QUARTZ work-surfaces over and up-stands. Inset ceramic double sink with QUARTZ routed drainer and brushed brass mixer tap. Integrated dishwasher, provision for a American-style fridge freezer and 'Rangemaster' cooker with extractor hood above and patterned tiled splash-backs behind. Fitted larder cupboard. Generous central island with sufficient space for breakfast stools. This copious room provides a lovely formal dining and separate seating area. There are five ceiling lights, a wall mounted under-floor heating control panel, two sets of uPVC double glazed windows to the side elevation, a walk-in right-sided bay with uPVC double glazed French doors opening out onto a raised decked sun terrace. A uPVC double glazed sliding door opens onto a paved seating area. A composite clear double glazed rear external door opens onto the driveway.





**GALLERIED FIRST FLOOR LANDING:**  
Of spacious design, with an open spindle, balustrade and handrail, carpeted flooring, ceiling light fitting, smoke alarm, loft hatch access point (with pull-down ladder, boarding and lighting), wall mounted central heating thermostat, fitted storage cupboard, double panel radiator and a high-rise double glazed window to the rear elevation. Access into the family shower room and all five WELL-PROPORTIONED bedrooms, all via complementary oak internal doors. Max measurements provided.

**MASTER BEDROOM:**  
A copious principle DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, two double panel radiators, TV connectivity point, two eaves storage cupboards, two hardwood double glazed windows to the side elevation. Access into the en-suite bathroom and walk-in dressing room. Max measurements provided up to eaves storage.

**DRESSING ROOM:**  
Accessed via a complementary oak internal door. With carpeted flooring, a double panel radiator and ceiling light fitting. Ensuring ample storage space.

**MASTER EN-SUITE BATHROOM:**  
Accessed via a complementary oak internal door. Of outstanding contemporary design. Providing patterned ceramic tiled flooring. A freestanding claw-foot double-ended bath with chrome mixer tap and handheld overhead shower facility. Low-level W.C with medium height cistern and levered flush. Victorian-style pedestal wash hand basin with chrome taps. A large walk-in shower cubicle with glass shower screen, mains shower facility, rainfall-effect shower head and complementary green high-level wall tiled splash back's. Complementary medium height wrap-around wall panelling, a central ceiling light fitting, extractor fan, stylish yet traditional double-column radiator and an obscure uPVC double glazed window to the rear elevation.

**BEDROOM TWO:**  
A well-appointed DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point, hardwood double glazed window to the front elevation. Access into the stylish en-suite shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:**  
With complimentary patterned ceramic tiled flooring. A corner fitted shower cubicle with mains shower facility, handheld shower head and additional rainfall-effect shower head with patterned high-rise wall tiled splash backs. Low-level W.C with push-button flush, pedestal wash hand basin with black mixer tap and medium height white wall tiled splash back's. Black heated towel rail, ceiling light fitting, wall mounted pull-cord light fitting and an obscure double glazed window to the front elevation.

**BEDROOM THREE:**  
An additional DOUBLE bedroom providing carpeted flooring, a double panel radiator, ceiling light fitting, TV connectivity point and a double glazed window to the front elevation.

**BEDROOM FOUR:**  
A lovely DOUBLE bedroom providing carpeted flooring, a ceiling light fitting, double panel radiator and a double glazed window to the rear elevation, overlooking the beautifully landscaped garden.

**BEDROOM FIVE:**  
A generous single bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator and a double glazed window to the front elevation.

15'4 x 10'11 (4.67m x 3.33m)

18'6 x 14'2 (5.64m x 4.32m)

6'6 x 5'7 (1.98m x 1.70m)

9'2 x 8'3 (2.79m x 2.51m)

16'10 x 11'9 (5.13m x 3.58m)

7'10 x 5'3 (2.39m x 1.60m)

11'10 x 9'8 (3.61m x 2.95m)

12'2 x 7'10 (3.71m x 2.39m)

11'8 x 5'10 (3.56m x 1.78m)

**FAMILY SHOWER ROOM:**  
Of fabulous and eye-catching modern design. Providing wood-effect tiled flooring, a walk-in shower cubicle with fluted-glass screen, mains shower facility, handheld shower head and additional rainfall effect shower head above with complementary floor to ceiling wall tiled splash back's. Low-level W.C with integrated push-button flush and and pink oval wash hand basin with wall inset brushed brass mixer tap. Inset to a floated/fitted vanity drawer storage unit with a marble-effect Quartz work surface over and partial patterned wall tiled splash backs. Brushed brass heated towel rail, ceiling light fitting, wall mounted pull-cord light fitting and extractor fan. An airing cupboard houses the modern 'Worcester' gas boiler and hot water cylinder. Obscure uPVC double glazed to the side elevation

**DOUBLE GARAGE:**  
Of brick built construction with a pitched pantile roof. Accessed via an electric up/ over garage door. Providing power, lighting, a hardwood window to the side elevation and a left sided personal access door.

**EXTERNALLY:**  
The property commands a wonderfully deceptive 0.15 of an acre wrap-around plot.The well-appointed front garden is predominantly laid to lawn, Accessed via a timber personal gate, with a paved pathway leading to a timber-framed pitched-roof storm canopy and front entrance door. There is a walled front boundary. A secure left and right sided gate both lead to additional sections of the garden. There is a secluded and extensively paved outdoor seating area to the left side of the house. The formal rear garden is predominantly laid to lawn, with established planted borders and a large raised decked sun terrace. THE PERFECT TRANQUIL ESCAPE. Great for relaxing and entertaining. There is an additional raised decked seating area, water feature and established palm trees. The rear of the property is enhanced by a SUBSTANTIAL BLOCK PAVED DRIVEWAY, with five-bar gate. Ensuring AMPLE OFF-STREET PARKING, slate shingled borders, a fenced side boundary and access down to the DOUBLE GARAGE with electric EV charging point.

**Solar Panels:**  
The property provides OWNED solar panels. Located to the front and rear roof elevation. Heating the hot water supply to the property.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating with under-floor heating servicing the ground floor. An alarm system. There is a mixture of uPVC and hardwood 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.

7'4 x 6'6 (2.24m x 1.98m)

18'9 x 17'10 (5.72m x 5.44m)









**AGENTS NOTE:**  
We are aware that the property has identified Japanese Knotweed. Located away from the house, behind the double garage. This has been identified as an under management category 'B' and receives remediation from a specialist company with an insurance backed guarantee. We can confirm no impacting changes have taken place during the two years of regular treatment and the plan has been paid in full, with no outstanding payments remaining. For further information/clarification, please contact the selling agent.

**Approximate Size: 2,200 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
South Kesteven District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'C' (79)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(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	