



Peacocks Launde, Claypole, Newark

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OLIVER REILLY



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- SUPERB SEMI-DETACHED HOME
- QUIET CUL-DE-SAC SETTING
- GENEROUS DINING KITCHEN
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE WITH AMENITIES
- LARGE LIVING ROOM WITH FRENCH DOORS
- LOVELY LOW-MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C'

WHAT A FIND...!

Take a look at this excellent semi-detached residence. Occupying a delightful position within a charming, quiet cul-de-sac in the POPULAR AND WELL-SERVED VILLAGE of Claypole. Boasting a wide array of local amenities and ease of access to Newark-on-Trent along the A1 corridor.

This fabulous MODERN GEM is full of SPACE, STYLE & SOPHISTICATION! Ready and waiting for your instant appreciation.

The deceptively generous internal layout is hugely free-flowing and comprises: Entrance hall, LARGE DINING KITCHEN, a ground floor W.C and sizeable living room with French doors leading out to the garden.

The first floor landing occupies a modern three-piece bathroom and TWO DOUBLE BEDROOMS both complemented by extensive FITTED WARDROBES.

Externally, the front aspect is greeted via a MULTI-CAR tandem driveway. There is a beautifully idyllic and fully enclosed low-maintenance garden. Promising the perfect tranquil escape, which can be appreciated all year round!

Further benefits of this warm and welcoming contemporary cracker include uPVC double glazing throughout, an alarm system and gas fired central heating.

If you're searching for the perfect first home or a obvious downsize, then LOOK NO FURTHER! This stand-out semi has everything you could want...AND MORE. The only thing that's missing...IS YOU!



Offers in excess of £190,000



ENTRANCE HALL:

5'5 x 4'9 (1.65m x 1.45m)

Accessed via a composite front entrance door. Providing vinyl flooring, carpeted stairs with handrail rising to the first floor. A ceiling light fitting, smoke alarm, double panel radiator, electrical RCD consumer unit, telephone connectivity point, alarm control panel, central heating thermostat and a PIR alarm sensor. Access into the spacious dining kitchen.

SPACIOUS DINING KITCHEN:

15'8 x 9'7 (4.78m x 2.92m)

A generous and contemporary space. Providing wood-effect vinyl flooring. The extensive fitted kitchen provides a range of wall, drawer and base units with laminate roll-top work-surfaces over and multi-coloured wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over and stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine, fridge and freezer. Two ceiling light fittings, a double panel radiator, sufficient space for dining table and chairs. uPVC double glazed window to the front elevation. Access into the large living room and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C:

4'10 x 3'4 (1.47m x 1.02m)

With continuation of the wood- effect vinyl flooring. Providing a low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and partial wall tile splash backs. Ceiling light fitting, double panel radiator, extractor fan, and an obscure uPVC double glazed window to the side elevation.

LARGE LIVING ROOM:

14'4 x 13'4 (4.37m x 4.06m)

A lovely and sizeable reception room. Providing carpeted flooring, two ceiling light fittings, a double panel radiator, PIR alarm sensor, TV/telephone connectivity point and a central feature fireplace, housing an inset gas fire with a raised hearth and decorative surround. uPVC double glazed French doors open out to the well-appointed private garden.

FIRST FLOOR LANDING:

8'2 x 6'4 (2.49m x 1.93m)

With carpeted flooring, an open spindle balustrade and handrail, ceiling light fitting, smoke alarm, loft hatch access point. The landing provides complementary internal doors, leading into the central bathroom and both DOUBLE bedrooms.

MASTER BEDROOM:

13'10 x 13'3 (4.22m x 4.04m)

A generous principle DOUBLE bedroom, located at the rear of the house. Providing carpeted flooring, two ceiling light fittings, a double panel radiator, TV/ telephone connectivity point, extensive fitted wardrobes, a double glazed Velux roof-light to the rear elevation with bespoke fitted blind. uPVC double glazed window to the side elevation.



BEDROOM TWO:

A further DOUBLE bedroom, located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator, over-stairs storage cupboard and double fitted wardrobe. uPVC double glazed window to the front elevation. Max measurements provided.

FIRST FLOOR BATHROOM:

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

Of stylish modern design. Complemented by textured tiled flooring, P-shapes panelled bath with chrome mixer tap, mains shower facility, floor-to-ceiling aqua boarding and a curved clear glass shower screen. Low-level W.C with push button flush, a pedestal wash hand basin with chrome mixer tap and partial splash-backs. Provision for a vanity mirror above and pull cord wall light fitting with the shaver point. Heated towel rail, recessed ceiling spotlights and extractor fan.

EXTERNALLY:

The front aspect provides a lawned front garden with established tree. A partial paved pathway leads to the front entrance door, with pitched roof storm canopy above. The right side aspect provides dropped kerb vehicular access onto a MULTI-CAR tandem driveway. Ensuring off-street parking for up to three vehicles (size dependant), with an outside tap. A secure timber gate opens into a lovely, private and low-maintenance fully enclosed rear garden. Predominantly paved and partially gravelled. Enjoying various secluded seating areas, accessed via the French doors into the living room. There is provision for a garden shed, two external up/ down lights. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system 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.

Approximate Size: 793 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Residents Service Charge:

The vendor has confirmed there is a quarterly payment of £40 for the maintenance and up-keep of the external communal areas. Paid to Country Field Admin. For further details, please speak to the agent.

Local Authority:

South Kesteven District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (77)

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.

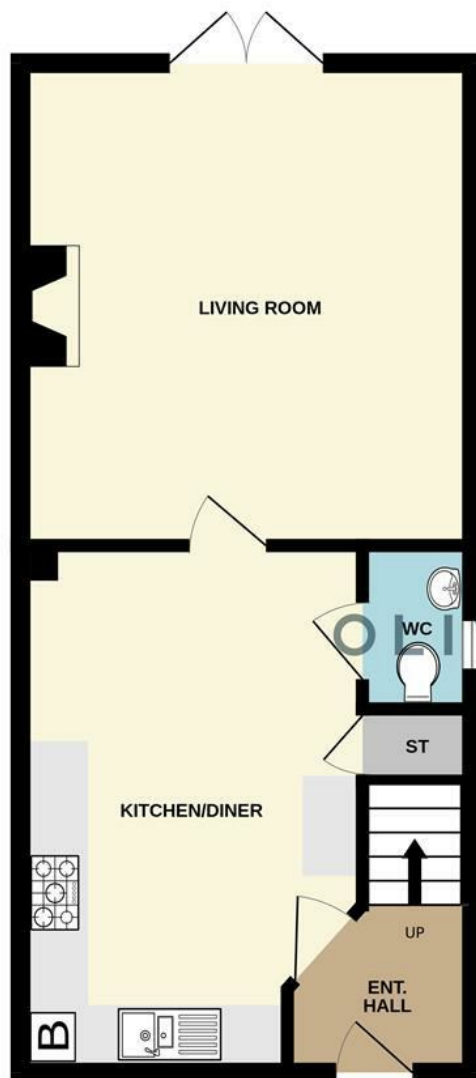
Draft Details-Awaiting Approval:

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.

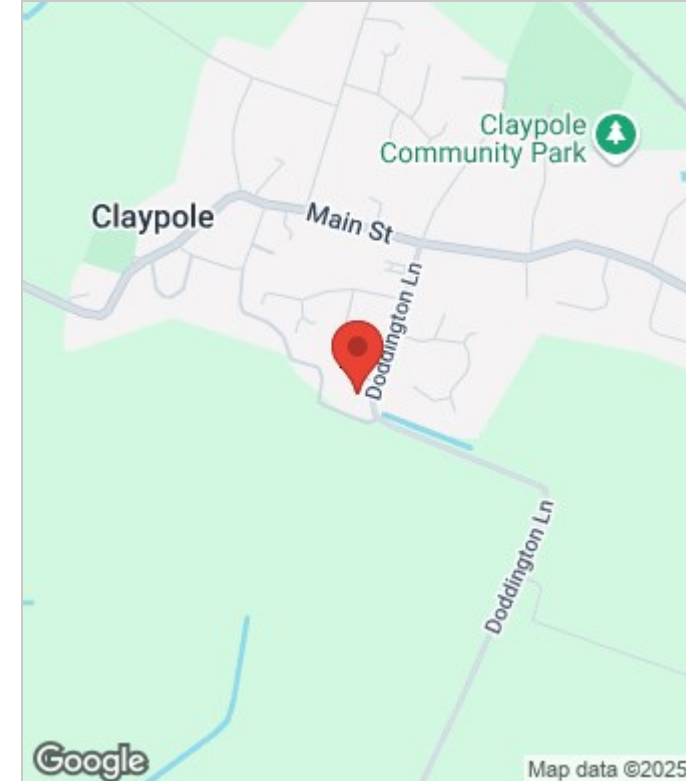
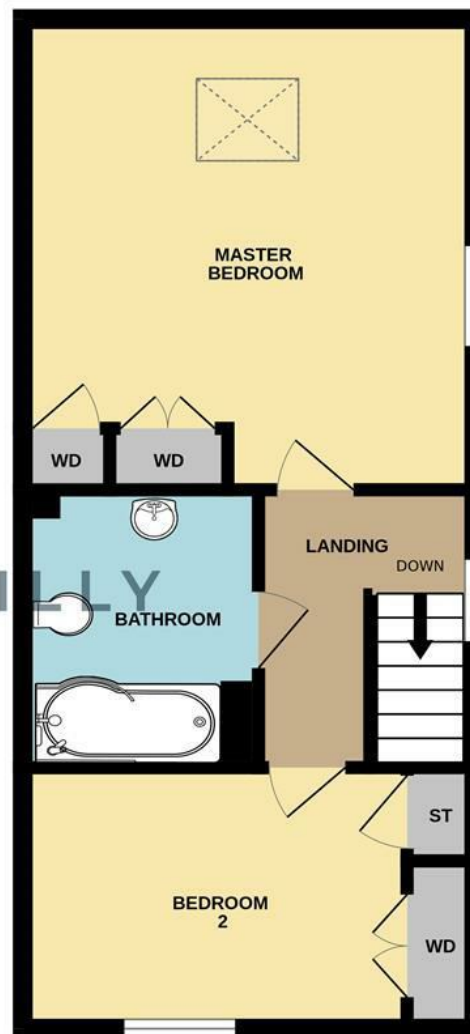





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | 77 | |
| (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  |