



# Peacocks Launde, Claypole, Newark

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# Peacocks Launde, Claypole, Newark

- STYLISH GROUND FLOOR APARTMENT
- QUIET CUL-DE-SAC WITH OPEN FIELDS BEHIND
- FABULOUS OPEN-PLAN LIVING SPACE
- ALLOCATED PARKING SPACE
- CAPTIVATING UNSPOILED OUTLOOK
- TWO DOUBLE BEDROOMS
- DESIRABLE VILLAGE! FILLED WITH AMENITIES!
- ATTRACTIVE CONTEMPORARY KITCHEN & BATHROOM
- WELL-APPOINTED SOUTH FACING REAR GARDEN
- NO CHAIN! Tenure: Leasehold. EPC 'D'

**\*\*GROUND FLOOR APARTMENT WITH SOUTH FACING GARDEN!\*\***

**LIVE THE LIFESTYLE...!!**

WOW. OH. WOW! This sublime contemporary GROUND FLOOR apartment HAS IT ALL! Presented to an IMPECCABLE standard and pleasantly positioned within a quiet cul-de-sac, in the desirable and well-served village of Claypole. Packed with excellent local amenities, with ease of access into Newark and Grantham. This eye-catching apartment complex was constructed in 2007 by Country Field Homes. Consisting of only 5 luxury apartments within the building. The apartment enjoys a spacious and free-flowing internal layout. Hugely complimented by its own PRIVATE SOUTH-FACING GARDEN, with ageless open countryside views. The accommodation comprises: Inviting entrance hall, FABULOUS OPEN-PLAN LIVING/DINING KITCHEN, with integrated appliances and a breakfast bar. French doors open out onto a lovely decked sun terrace. There are two DOUBLE bedrooms, both with fitted wardrobes and a stylish modern bathroom. Externally, you simply PREPARE TO BE IMPRESSED!... by the wonderful enclosed SOUTH FACING rear garden, with idyllic countryside views. There is a secure allocated parking space, directly in front of the apartment, ample visitor parking is also available, with access round to a lovely communal garden, with established wildlife pond and relaxing seating area. Further benefits of this excellent modern-day home include a secure coded entry system, electric central heating and uPVC double glazing throughout. This superb example of a modern home is MOVE IN READY!... and waiting for your immediate appreciation! Marketed with NO ONWARD CHAIN..!

**Asking Price: £180,000**



## COMMUNAL ENTRANCE:

Accessed via a secure coded entry system, with laminate flooring. The property is on the ground floor, with a secure fire door, leading into the apartments private entrance hall.

## RECEPTION HALL:

9'5" x 7'7" (2.87m x 2.31m)

Providing attractive laminate flooring, a ceiling light fitting, secure telecom and video entry system, alarm control panel with PIR alarm sensor. Large walk-in airing cupboard, housing the electric boiler. Smoke alarm, central heating thermostat and a double-panel radiator. Access into both DOUBLE bedrooms, bathroom and open-plan living space. Max measurements provided.

## OPEN PLAN LIVING/ DINING KITCHEN:

21'5" x 13'3" (6.53m x 4.04m)

A substantial and highly functional reception space. Providing laminate flooring. The contemporary fitted kitchen hosts a vast range of complementary high-gloss wall and base units with marble-effect laminate roll-top work surfaces over and attractive modern tiled splash backs. Integrated electric oven with four ring induction hob over and stainless steel extractor fan above. Inset stainless steel sink with drainer and flexi-spray mixer tap. Integrated under-counter fridge and freezer. Large fitted breakfast bar. Integrated pull-out kitchen waste bin and wine rack. uPVC double glazed window to the side elevation and a ceiling light fitting. The OPEN-PLAN living space is generously proportioned, with continuation of the laminate flooring, two further ceiling light fittings and uPVC double glazed French doors, opening out onto the private sun deck, with DELIGHTFUL views across the surrounding countryside.

## MASTER BEDROOM:

12'8" x 12'0" (3.86m x 3.66m)

GENEROUS DOUBLE BEDROOM. Providing laminate flooring, extensive fitted wardrobes, ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the rear garden an scenic outlook. Max measurements provided.

## BEDROOM TWO:

11'8" x 8'3" (3.56m x 2.51m)

A further DOUBLE bedroom. Providing laminate flooring, a ceiling light fitting, fitted wardrobe and uPVC double glazed window to the front elevation. Max measurements provided.

## CONTEMPORARY BATHROOM:

9'8" x 5'10" (2.95m x 1.78m)

Of attractive modern design. Providing vinyl flooring. A P-shaped panelled bath, with chrome mixer tap, mains shower facility, floor to ceiling tiled splash backs and curved clear-glass shower screen. A low level W.C and ceramic wash hand basin with chrome mixer tap, partial tiled splash backs, illuminated vanity mirror and under counter vanity drawer storage unit. Chrome heated towel rail. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the front elevation.







#### ALLOCATED PARKING SPACE:

The front aspect provides a secure allocated parking space for the property. Located directly in front of the apartment itself. The vendor has confirmed that ample visitor parking is also available, on a first come, first served basis.

#### EXTERNALLY:

The property enjoys the HUGE ADDED BENEFIT OF its own fully enclosed SOUTH-FACING REAR GARDEN. Accessed from the French doors in the open-plan living area. The garden is predominantly laid to lawn, with a raised covered decked seating area. There is a CAPTIVATING UNSPOILED OPEN-OUTLOOK to the rear, with wonderful views across open countryside. There are fully fenced side and rear boundaries. Access to a useful external utilities store, with power, storage and provision for a tumble dryer. There is external power and outside lighting, along with lovely views across the adjacent gated communal garden, with pond, seating and additional idyllic views.

#### Approximate Size: 641 Square Ft.

Measurements are approximate and for guidance only.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides electric 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.

#### Tenure: Leasehold.

Sold with vacant possession on completion.

#### Lease Information:

The vendor has confirmed the following details:

Management Company: Country Field Admin.

Length of Lease: 999 years from July 2007.

Years remaining on the lease: 981 years.

Monthly management charge: £88 per month. Totaling £1,056 a year. This includes buildings insurance.

The vendor has also confirmed payment of £80 a year (£40 every six months) for cleaning and up-keep of the internal and external communal areas, including the communal garden and pond.

#### Local Authority:

South Kesteven District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D' (64)

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.

#### 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.

#### 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.

#### 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.

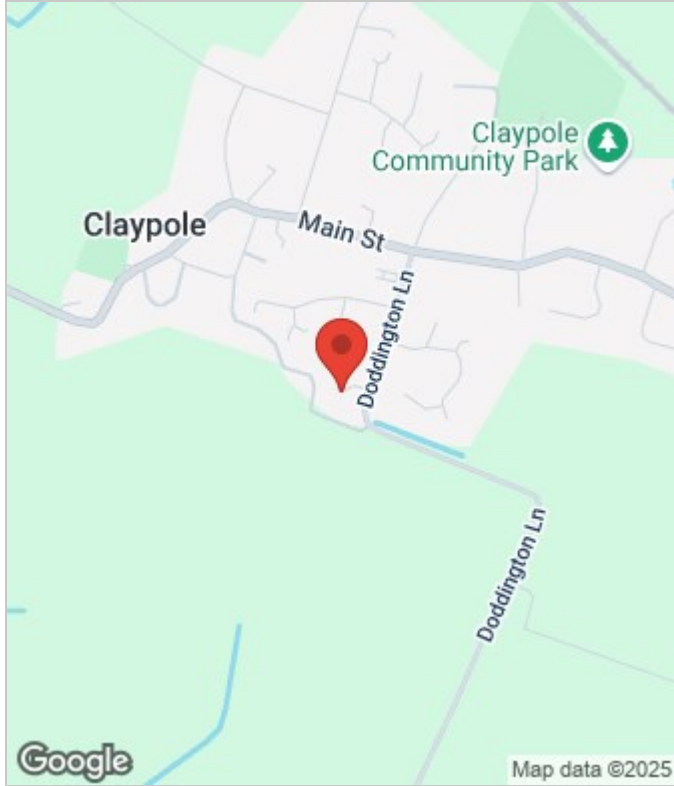








GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

