



Wickliffe Park, Claypole, Newark

3 2 1 C.

OLIVER REILLY



Wickliffe Park, Claypole, Newark

- MODERN END TERRACE HOME
- QUIET CUL-DE-SAC & WELL-SERVED VILLAGE
- DINING KITCHEN & SIZEABLE CONSERVATORY
- ATTACHED SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT CONDITION! uPVC Double Glazing & Gas CH
- THREE BEDROOMS
- LARGE LIVING ROOM WITH OAK FLOORING
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- ENCLOSED LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

****NO CHAIN!** MOVE ON IN...**

To this extremely well-maintained modern end terrace home. Occupying a delightful position, at the head of a quiet and hugely sought-after cul-de-sac. Situated in the heart of the desirable and well-served village of Claypole. Boasting a range of excellent amenities and transport links to Newark, Grantham and Lincoln.

This attractive contemporary residence was constructed by Bovis Homes just over 20 years ago and is in outstanding condition. Lending itself for you to INJECT YOUR OWN PERSONALITY!... Having been neutrally decorated throughout and superbly looked after. The only thing that's missing... IS YOU!

The property promotes a SPACIOUS FREE-FLOWING DESIGN comprising: Entrance hall, ground floor W.C, a spacious living room with complementary oak flooring, a well-appointed DINING KITCHEN and a sizeable conservatory.

The first floor landing hosts THREE BEDROOMS WITH FITTED WARDROBES. A three-piece family bathroom and an EN-SUITE SHOWER ROOM. Benefiting the master bedroom.

Externally, the property stands proud with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side off-street parking and access into an ATTACHED SINGLE GARAGE. Equipped with power and lighting.

The delightful, manageable and fully enclosed rear garden is a perfect external escape! Promising minimal maintenance and MAXIMUM ENJOYMENT!

Additional benefits of this eye-catching MODERN GEM include uPVC double glazing and gas fired central heating.

It's time to make the most of a great opportunity and acquire A RARE FIND IN A PRIME VILLAGE LOCATION! On your marks, get set...VIEW! Available with NO ONWARD CHAIN..!



Asking Price: £230,000

ENTRANCE HALL:	5'9 x 3'5 (1.75m x 1.04m)
GROUND FLOOR W.C:	5'2 x 3'3 (1.57m x 0.99m)
GENEROUS LIVING ROOM: Max measurements provided.	17'9 x 11'1 (5.41m x 3.38m)
OPEN-PLAN DINING KITCHEN:	13'10 x 9'6 (4.22m x 2.90m)
SPACIOUS CONSERVATORY:	11'0 x 8'7 (3.35m x 2.62m)
FIRST FLOOR LANDING:	10'4 x 2'5 (3.15m x 0.74m)
MASTER BEDROOM: Max measurements provided.	11'9 x 10'4 (3.58m x 3.15m)
EN-SUITE SHOWER ROOM:	4'10 x 4'9 (1.47m x 1.45m)
BEDROOM TWO:	11'8 x 7'7 (3.56m x 2.31m)
BEDROOM THREE:	8'3 x 6'0 (2.51m x 1.83m)
FAMILY BATHROOM:	

ATTACHED SINGLE GARAGE:

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting, over-head eaves storage space and access to the 'WORCESTER' gas fired boiler. A wooden clear glazed rear personal door gives access into the enclosed garden.

EXTERNALLY:

The property promotes a great position, at the head of a charming, quiet cul-de-sac. The front aspect is greeted with dropped kerb access onto a MULTI-VEHICLE DRIVEWAY. Part tarmac and part block paved. Ensuring side-by-side parking and access down to the ATTACHED SINGLE GARAGE. The block paving leads up to the front entrance door, with storm canopy above. Access to the concealed gas meter. There are open front and left side boundaries and a walled right side boundary.

The attractive, fully enclosed and low-maintenance rear garden has been thoughtfully hard-landscaped. Extensively paved with a raised plant bed and gravelled hard-standing at the bottom right corner of the garden. There is an external wall light, fully fenced side and rear boundaries and a right sided wooden personal gate. Leading out to a shared pathway, round to the front of the house.



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.

Approximate Size: 975 Square Ft.
Measurements are approximate and for guidance only. This includes the attached garage.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
South kesteven Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (72)
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		
(81-91) B		
(69-80) C	72	77
(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	