



Sherwood, Main Street, Claypole, Newark

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 OLIVER REILLY



# Sherwood, Main Street, Claypole, Newark

Guide Price £325,000 - £350,000

- LOVELY DETACHED BUNGALOW
- POPULAR & WELL SERVED VILLAGE POSITION
- OPEN-PLAN BREAKFAST KITCHEN
- SUBSTANTIAL GATED DRIVEWAY
- PRIVATE REAR GARDEN & SCOPE TO EXTEND (STPP)
- THREE DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE & ATTACHED HOME OFFICE
- WONDERFUL 0.17 OF AN ACRE NON-ESTATE PLOT
- CLOSE TO MAIN ROAD LINKS! Tenure: Freehold. EPC 'D'



<b>LARGE RECEPTION HALL:</b> Max measurements provided.	22'3 x 7'7 (6.78m x 2.31m)
<b>DUAL-ASPECT LIVING ROOM:</b>	16'1 x 14'10 (4.90m x 4.52m)
<b>DINING ROOM:</b>	11'1 x 10'1 (3.38m x 3.07m)
<b>KITCHEN:</b>	14'3 x 7'7 (4.34m x 2.31m)
<b>OPEN-PLAN BREAKFAST ROOM:</b>	8'1 x 6'0 (2.46m x 1.83m)
<b>SIDE LOBBY:</b>	4'3 x 4'0 (1.30m x 1.22m)
<b>UTILITY:</b>	4'8 x 4'3 (1.42m x 1.30m)
<b>MASTER BEDROOM:</b>	11'10 x 11'8 (3.61m x 3.56m)
<b>BEDROOM TWO:</b> Max measurements provided.	11'9 x 11'3 (3.58m x 3.43m)
<b>DRESSING ROOM/ PLAY ROOM:</b>	11'1 x 6'2 (3.38m x 1.88m)
<b>BEDROOM THREE:</b>	11'8 x 9'0 (3.56m x 2.74m)
<b>BATHROOM:</b>	7'7 x 7'5 (2.31m x 2.26m)
<b>DETACHED DOUBLE GARAGE:</b> Accessed via a manual up/ over garage door. Equipped with power and lighting. uPVC double glazed window to the left side elevation.	18'8 x 14'10 (5.69m x 4.52m)
<b>ATTACHED HOME OFFICE:</b> Accessed via uPVC double glazed French doors. Providing wood-effect vinyl flooring, power, and lighting via three recessed ceiling spotlights. uPVC double glazed window to the right side elevation. Enjoying scope to be utilised for a variety of individual purposes.	18'1 x 8'6 (5.51m x 2.59m)

Guide Price £325,000 - £350,000 SETTLE DOWN AT SHERWOOD..!

Picture yourself inside this **HOMELY, INVITING & SPACIOUS** detached bungalow. **STANDING PROUD** on a captivating 0.17 of an acre private plot. Situated in the heart of a charming, desirable and well-served village of Claypole, close to main road links and Newark Town Centre.

This sizeable home promises an extensive layout, spanning **IN EXCESS OF 1,100 SQUARE/FT.** Promoting versatile accommodation, combined with a bright and airy internal design.

The expansive layout comprises: A substantial and inviting reception hall, a generous **DUAL-ASPECT** living room with an open fire, a separate dining room, **OPEN-PLAN BREAKFAST KITCHEN**, a side lobby and separate utility room.

The bungalow benefits from a three-piece bathroom and **THREE DOUBLE BEDROOMS.** The second bedroom enjoys open-access through to a multi-purpose dressing room or separate study, with French doors out to the rear garden.

Externally, the property **STANDS PROUD** on a magnificent 0.17 of an acre private plot. Beautifully established and charmingly private to both the front and rear. The gated driveway promises **AMPLE OFF-STREET PARKING.** Suitable for a range of vehicles, including a caravan/ motor home, with an EV charging point!.. Leading down to a **DETACHED DOUBLE GARAGE** and **ATTACHED HOME OFFICE.** Both equipped with power, lighting and great scope to be utilised for a variety of purposes.

Further benefits of this **ATTRACTIVE** and **INDIVIDUAL** home include uPVC double glazing and gas fired central heating. **READY TO WELCOME YOU HOME...and MAKE YOUR OWN!** Internal viewings are essential to fully appreciate the wonderful setting and exciting potential instilled inside this warm and welcoming home!





#### EXTERNALLY:

The property commands an enviable non-estate position, in the heart of a sought-after and well-served village. The front aspect provides a wooden double gated entrance onto a SUBSTANTIAL MULTI-VEHICLE DRIVEWAY. Sufficient for a caravan/ motor home. The driveway continues down the left side aspect to a DETACHED DOUBLE GARAGE and HOME OFFICE. The large front garden is laid to lawn, with an array of complementary planted borders, a part walled/ high-level hedged front boundary. The sizeable and hugely private rear garden is predominantly laid to lawn, with partial planted borders and a variety of established trees and bushes. There is a large rear courtyard, perfect for relaxing or providing additional parking options. There is an outside tap, external security light and provision for an EV charging point. There are fully enclosed fenced/ hedged side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden window in the utility room.

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: 1,145 Square Ft.

Measurements are approximate and for guidance only. This does not include the double garage or home office.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

South Kesteven District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'D' (67)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	