



Maple House, School Lane, Claypole, Newark

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 OLIVER REILLY



# Maple House, School Lane, Claypole, Newark

Asking Price: £475,000

- MAGNIFICENT BESPOKE DETACHED HOME
- HIGHLY- SOUGHT AFTER LOCATION IN A WELL-SERVED VILLAGE
- FABLOUS OPEN-PLAN DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & TWO EN-SUITES
- WONDERFUL 0.14 OF AN ACRE PRIVATE PLOT
- FOUR DOUBLE BEDROOMS
- TWO COPIOUS RECEPTION ROOMS
- LARGE UTILITY ROOM & GF W.C
- INTEGRAL DOUBLE GARAGE & MULTI-VEHICLE DRIVEWAY
- EXCELLENT PRESENTATION & SCOPE TO MAKE YOUR OWN! Tenure: Freehold. EPC 'tbc'

SET YOUR SIGHTS ON SCHOOL LANE!... SITTING TOP OF THE CLASS!

We are proud to present a an OUTSTANDING, INDIVIDUAL & EXPANSIVE detached family home pleasantly positioned in the heart of arguably one of Claypole's most desirable residential streets. Full of amenities and excellent connectivity to Newark, Grantham and Sleaford.

Maple House is the epitome of a PERFECT ALL-ROUND FAMILY ABODE!... Showcasing a substantial layout, that allows GREAT LIVING FLEXIBILITY, whilst being set on a CAPTIVATING 0.14 OF AN ACRE PRIVATE PLOT.

The substantial accommodation comprises: Inviting reception hall, a large bay-fronted dining room, an equally GENEROUS LIVING ROOM with feature fireplace, inset gas fire and an OPEN-PLAN sitting/ study area with sliding doors out to a private paved seating area.

The heart of the home lies in the MAGNIFICENT OPEN-PLAN DINING KITCHEN. Showcasing a central island, French doors out to the garden and a separate utility room with a cloakroom W.C.

The marvellous galleried first floor landing (with boarded loft access) occupies FOUR GREAT DOUBLE BEDROOMS. Three of which are DUAL-ASPECT. Flooding the home with natural light, all year round. There is a spacious FOUR-PIECE FAMILY BATHROOM and TWO EN-SUITE SHOWER ROOMS.

Externally, you'll be in awe of the beautifully private plot. Greeted with an attractive frontage, a MULTI-VEHICLE DRIVEWAY, giving side-by-side parking and access into an INTEGRAL DOUBLE GARAGE. Equipped with power and lighting.

The idyllic rear garden promotes PRIVACY, PLEASURE & PERSONALITY from every angle! Enjoying great space to be enjoyed by the whole family.

Additional benefits of this highly regarded, handsome home, full of CHARM & POTENTIAL include uPVC double glazing and gas fired central heating, via a modern 'WORCESTER' boiler, installed in the last 6 years, with a 'HIVE' system.

This EXCEPTIONAL FIND truly is a home to be proud of! Set your sights and STEP INSIDE to appreciate this wonderful home, in all it's glory!



<b>PORCH</b>	4'5 x 2'4 (1.35m x 0.71m)
<b>RECEPTION HALL:</b>	12'6 x 9'3 (3.81m x 2.82m)
<b>BAY-FRONTED SITTING/ DINING ROOM:</b> Max measurements provided into bay-window.	17'3 x 11'8 (5.26m x 3.56m)
<b>GENEROUS LIVING ROOM &amp; STUDY AREA:</b> Max measurements provided.	20'2 x 15'3 (6.15m x 4.65m)
<b>OPEN-PLAN DINING KITCHEN:</b>	16'7 x 12'9 (5.05m x 3.89m)
<b>LARGE UTILITY ROOM:</b>	12'3 x 5'10 (3.73m x 1.78m)
<b>GROUND FLOOR W.C:</b>	5'9 x 3'6 (1.75m x 1.07m)
<b>GALLERIED FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder, boarding for storage and lighting. Max measurements provided.	16'1 x 12'4 (4.90m x 3.76m)
<b>MASTER BEDROOM:</b>	20'3 x 11'8 (6.17m x 3.56m)
<b>MASTER EN-SUITE SHOWER ROOM:</b>	6'10 x 6'9 (2.08m x 2.06m)
<b>BEDROOM TWO:</b>	12'1- x 12'7 (3.68m- x 3.84m)
<b>EN-SUITE SHOWER ROOM:</b>	9'1 x 3'5 (2.77m x 1.04m)
<b>BEDROOM THREE:</b>	14'3 x 11'8 (4.34m x 3.56m)
<b>BEDROOM FOUR</b>	12'10 x 10'1 (3.91m x 3.07m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	9'3 x 8'8 (2.82m x 2.64m)
<b>INTEGRAL DOUBLE GARAGE:</b> Accessed via two manual up/ over garage doors. Equipped with power, lighting and a cold water tap. Access to the electrical RCD consumer unit. A left sided wooden personal door gives access to the front and rear of the property. The garage space boasts great potential to be utilised into additional living space. Subject to relevant approvals.	16'7 x 15'8 (5.05m x 4.78m)





**EXTERNALLY:**

This appealing and individual detached home, occupies a marvellous 0.14 of an acre private plot. Set in the heart of this ever popular and amenity-filled village. The property is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY. Boasting side-by-side parking and access into the INTEGRAL DOUBLE GARAGE with external security light. The well-maintained front garden is predominantly laid to lawn. Enhanced by a wide-variety of established shrubs, bushes and trees. Access to the front porch, with pitched tiled roof and external light. Leading to the front door. There are fenced side boundaries and a low-level walled front boundary. A secure left sided personal gate opens onto a paved pathway with concealed gas/ electricity meters and an external wall light. This leads down to the WONDERFUL REAR GARDEN. A great space, predominantly laid to lawn. Enhanced by complementary planted borders, a range of mature trees and a copious paved seating area, spanning the full width of the house, with various access points from the living room and dining kitchen. Both supporting a great space to relax, unwind or even entertain! There is provision for a garden shed, an outside tap, fully fenced side and rear boundaries.

**Approximate Size: 2,290 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the front and side (utility) wooden external doors.

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: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

South Kesteven District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'bbc'- On Order**

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. The village also boasts a thriving village hall, an excellent Primary school and a community park with playground and popular sports facilities.

**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 an appointment, please contact us on: 01636 558 540.

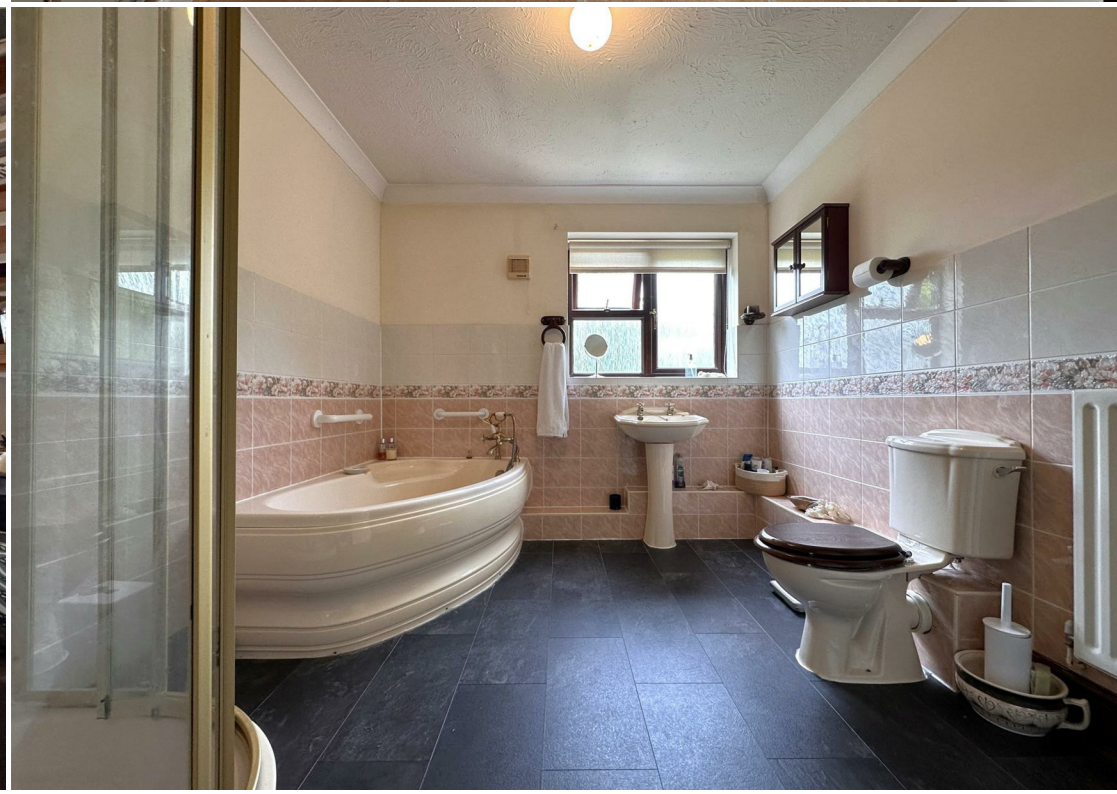
**Money Laundering Regulations:**

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



4 Middle Gate, Newark, NG24 1AG  
 T. 01636 558 540 | E. sales@oliver-reilly.co.uk  
<https://www.oliver-reilly.co.uk>

