

Jon Brambles

ESTATE AGENTS



Moore Close, Claypole NG23 5AU



An extended and substantial five bedroom detached family home situated in a quiet cul-de-sac in this sought after village location. The accommodation includes four first floor bedrooms, a ground floor double bedroom, fabulous sized lounge, large open plan kitchen/diner with family area, ground floor cloakroom, utility, two en-suites and a family bathroom. The rear garden is SOUTH FACING and has a large patio ideal for outdoor entertaining. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this wonderful home.

£350,000

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Situation and Amenities

Claypole village offers a range of amenities which include a village shop, a public house and an excellent primary school. Newark, Grantham and Lincoln are within easy commuting distance and for those wishing to travel further afield fast GNER trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway is complemented with solid wood flooring and this flows throughout the ground floor. Accessed from the hallway is the lounge, kitchen/diner and the ground floor bedroom. The hallway has a ceiling light point and a radiator.

Lounge 24' 10" x 11' 5" (7.56m x 3.48m) (at widest points and excluding bay window)

This extraordinarily large reception room has a square shaped bay window to the front elevation. Formerly two reception rooms, the lounge now provides a fabulous room for any family. There are doors from the hallway and kitchen into the lounge, and a further set of glazed French doors lead through into the dining room/family area. The lounge has cornice to the ceiling, two ceiling light points and two radiators.

KITCHEN/DINER/FAMILY ROOM 30' 11" x 23' 1" (9.42m x 7.03m) (Overall measurements of the areas combined, at widest points)

This room is the heart of the home and is formed within the large extension. There are a number of informal areas in addition to the kitchen. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. Adjacent to the principal kitchen area is a further storage area which contains a number of larger units. The entire room is enhanced with recessed ceiling spotlights. Accessed from the family kitchen is the utility room.

Dining Room/Family Area 18' 11" x 11' 11" (5.76m x 3.63m) (plus a small study area)

This area has windows to the rear elevation and French doors providing access into the garden. A further small window looks to the front. This superb dining room/family area has recessed ceiling spotlights, contemporary wall light points and two radiators.

Kitchen Area 18' 4" x 11' 8" (5.58m x 3.55m) (plus a further storage area)

This fabulous kitchen has two windows to the rear elevation and is fitted with a very comprehensive range of base units together with full height larder cupboards. There is a one and a half bowl stainless steel sink, and integrated appliances include a dishwasher, two conventional ovens, a steam oven and microwave, and weighing scale. Within the central island is a circular sink, a combination induction and gas hob, and an integrated fridge. Also incorporated within the central island is a large breakfast bar. The kitchen area has two radiators.

Utility Room 12' 3" x 5' 8" (3.73m x 1.73m)

The utility room has a window to the side elevation and a glazed door providing access to the outside. The room is fitted with a base unit with storage beneath, and a one and a half bowl stainless steel sink. There is space and plumbing for a washing machine and tumble dryer. The utility room has two ceiling light points and a radiator. The central heating boiler is located here. A door leads into the ground floor cloakroom.

Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceiling light point and a radiator.

Ground Floor Bedroom Five 12' 7" x 7' 9" (3.83m x 2.36m)

This bedroom is formed from the converted garage and has a window to the front elevation. The room is complemented with the same solid wood flooring that flows throughout the rest of the ground floor, and has a ceiling light point and a radiator. There is also a useful fitted storage cupboard and a door into the en-suite shower room.

En-suite Shower Room 7' 7" x 4' 2" (2.31m x 1.27m) (at widest points)

Fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The en-suite has recessed ceiling spotlights, a shaver socket, extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into four double bedrooms and the family bathroom. Access to the roof space is obtained from here.

Master Bedroom 11' 1" x 10' 10" (3.38m x 3.30m) (excluding wardrobes)

An excellent sized double bedroom with a window to the front elevation, a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite to the Master 6' 11" x 6' 2" (2.11m x 1.88m)

The en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there are recessed ceiling spotlights, an extractor fan, shaver socket and radiator. The airing cupboard is located here.

Bedroom Two 10' 8" x 9' 7" (3.25m x 2.92m) (excluding wardrobes)

An excellent sized double bedroom having a window to the rear elevation enjoying views across the garden and open countryside beyond. This bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 15' 7" x 8' 0" (4.75m x 2.44m)

A large double bedroom with a window to the front elevation, recessed ceiling spotlights and a radiator.

Bedroom Four 8' 11" x 8' 2" (2.72m x 2.49m)

Having a window to the rear elevation overlooking the garden and enjoying countryside views beyond. The bedroom has recessed ceiling spotlights and a radiator.

Family Bathroom 6' 7" x 5' 11" (2.01m x 1.80m)

The bathroom has an opaque window to the rear and is fitted with a coloured suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with part ceramic tiling to the walls. The room also has recessed ceiling spotlights, an extractor fan and a radiator.

Outside

To the front of the property is a neatly maintained lawned garden, adjacent to which is the block paved driveway providing off road parking for at least two vehicles. There is gated access to the rear.

Rear Garden

The delightful south facing rear garden is fully enclosed and tiered in design. Situated adjacent to the rear of the house is a sizeable block paved patio which provides an ideal outdoor seating and entertaining space. The upper tier consists of a well maintained lawn edged with borders containing a number of mature shrubs and plants. The large timber shed and summerhouse are included within the sale.

Council Tax

The property is in Band D.

Agent's Note

We have been advised by the vendor that this is a non-smoking, pet free residence.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire,

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

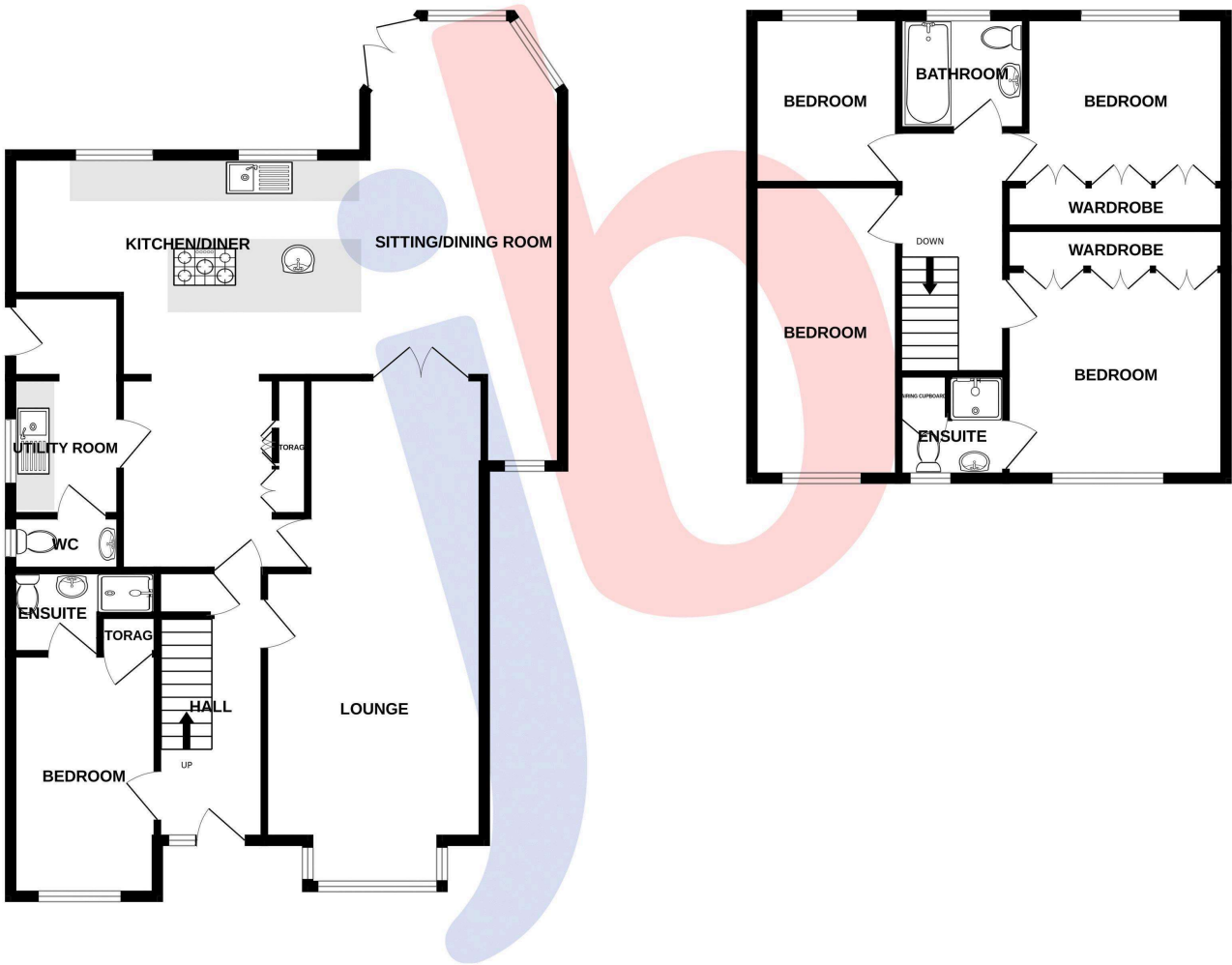
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the

following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00001913 06 March 2024



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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